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CITY OF SONOMA HOUSING ELEMENT UPDATE

Policy Document

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100-100000

The following information was obtained from the records of the
Department of the Interior, Bureau of Land Management, for the
year ending December 31, 1964. The information is presented
in the following order: (1) Total land area, (2) Land
under various uses, (3) Land under various ownerships,
(4) Land under various tenures, (5) Land under various
conditions, (6) Land under various titles, (7) Land under
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INTRODUCTION

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The purposes of the housing element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the Association of Bay Area Governments (ABAG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities, farmworkers, and homeless persons.

The Housing Element consists of two documents: Background Report and Policy Document. The Background Report is designed to meet housing element requirements and to provide the background information and analysis to support the goals, policies, implementation measures and quantified objectives in the Housing Element Policy Document.

The basic themes for the previous City of Sonoma Housing Element are carried over to this document. These themes are as follows:

- Ensuring diversity: there should be a variety of housing provided in Sonoma, consistent with its historical and small-town character, and this variety should be reflected within individual developments.
- Promoting innovation: innovation in design, ownership, and living arrangements should be encouraged in residential development and redevelopment, using town design guidelines to achieve this intent.
- Respecting town and neighborhood context: the unique qualities of Sonoma's architecture and the integrity of its neighborhoods should be respected and emulated in new development.

- Providing housing opportunities: those who work in Sonoma should be able to live here. Sonoma should not become a bedroom community.
- Preserving housing assets: Sonoma's existing housing assets—its neighborhoods, architecture, and affordable housing stock—should be preserved and enhanced.

The Policy Document is divided into the following sections:

I. Goals, Policies, and Implementation Measures

This Housing Element Policy Document includes four goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation measures are listed at the end of each sub-section and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the measure, and the timeframe for accomplishing the measure. Several of the implementation measures also have quantified objectives listed.

The following definitions describe the nature of the statements of goals, policies, Implementation measures, and quantified objectives as they are used in the Housing Element Policy Document:

- Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement guiding action and implying clear commitment.
- Implementation Measure: An action, procedure, program, or technique that carries out policy. Implementation measures also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the City expects to be constructed, conserved, or rehabilitated; or the number of households the City expects will be assisted through Housing Element implementation measures and based on general market conditions during the remaining five-year timeframe of the Housing Element (July 1, 2001, to June 30, 2006).

In this document, the term “affordable housing” means housing affordable to very low-, low-, and moderate-income households.

II. Adequate Sites

This section describes the available site capacity in Sonoma to meet housing needs. It estimates developable land available for residential uses in Sonoma, the holding capacity for housing units

based on this inventory, and the additional land and capacity to be made available through Housing Element policies and implementation measures.

III. Quantified Objectives

This section summarizes the quantified objectives for housing construction, conservation, and rehabilitation for the Housing Element planning period.

IV. Public Participation

This section describes the opportunities the City provided for public participation during the preparation of the updated Housing Element.

V. Consistency with the General Plan

This section describes the internal coordination between the new Housing Element and the other elements of the existing General Plan.

I. GOALS, POLICIES, AND IMPLEMENTATION MEASURES

This Housing Element addresses the following policy areas:

- A. Housing Production;
- B. Housing Rehabilitation and Conservation;
- C. Energy Conservation; and
- D. Equal Housing Opportunity

A. Housing Production

Goal HE-1 To provide a mix of housing types affordable to all income levels, consistent with community and regional needs.

Policies

1. The City shall promote a mix of housing for all income levels through its growth management ordinance.
2. The City shall encourage a variety of unit types within new developments, to the extent compatible with existing neighborhood conditions.
3. The City recognizes that higher densities are necessary for the provision of affordable housing, and shall support development at the higher end of the density range of the Medium Density, High Density, Housing Opportunity, and Mixed Use land use designations.
4. The City shall support the development of housing that meets identified local needs, including smaller lot sizes and increased densities.
5. The City shall work cooperatively with the County and other applicable organizations to address valley-wide special housing needs, such as housing for farm workers and the homeless, including transitional housing and emergency shelters.
6. The City shall support flexibility and variety in site planning, housing design, ownership, and living arrangements, including co-housing, shared housing, and live/work housing through its Zoning Ordinance and Development Code. The City shall consider providing fast-track approval or fee reductions to encourage self-help or community housing.
7. The City shall continue to support increased housing opportunities in designated commercial and mixed use areas.
8. The City shall encourage development of second units separate or attached on single-family zoned lots.

9. The City shall provide density bonuses and other incentives to developers of affordable housing based on their ability to satisfy specific housing needs.
10. The City shall work in partnership with private developers and non-profit housing corporations for the provision of affordable housing.

Implementation Measures

1. The City shall require that any development containing five (5) or more residential lots or units shall provide that at least twenty percent (20%) of the total lots or units in the development are affordable to households in the moderate-income category. For new development in the Sonoma residential zone, the City shall require that any development containing five (5) or more residential lots or units shall provide that at least twenty percent (20%) of the total lots or units in the development are affordable; at least 50% of the affordable lots shall be affordable to households in the low-income category, and the remaining affordable lots or units shall be affordable to households in the moderate-income category. The City shall require an in-lieu fee to be paid for "partial units" required under these provisions and shall consider on a case-by-case basis whether to allow a full in-lieu fee to be paid for inclusionary units required for developments of 10 or fewer units.

Responsibility: Planning Division, City Council.

Timeframe: Ongoing.

Quantified Objective: 10 low-income units, and 30 moderate-income units over 5-year period; annual average of 2 low-income units, and 6 moderate-income units.

2. The City Council shall review the Growth Management Ordinance periodically and modify it as necessary to ensure that adequate incentives are provided for the development of affordable housing, consistent with the City's regional housing needs allocation. The City shall ensure that the Growth Management Ordinance does not preclude the Town from meeting its RHND housing unit allocation.

Responsibility: City Council.

Timeframe: Annually.

3. The City shall implement an Affordable Housing Opportunity Overlay Zone for selected multifamily sites that would require that at least forty percent (40%) of the total units in the development are affordable to households in the very low-, low- and moderate-income categories. At least 50% of the units shall be affordable to households in the low-income category, and at least 25% of the affordable lots or units shall be affordable to households in the very low-income category. In return, the City shall target funding as a subsidy for all projects within the Overlay Zone.

Responsibility: Planning Division, City Council, Planning Commission.

Timeframe: 2004.

Quantified Objective: Affordable units to be assisted under this measure are quantified under the CDA program (Implementation Measure 25).

4. Within two years of the adoption of the Housing Element, the City shall redesignate at least 5 acres of land to a land use designation suitable for the development of affordable housing (High Density Residential and Housing Opportunity designations). If, at any time thereafter, the supply of sites zoned for multi-family housing falls below the quantity of land required to accommodate the City's remaining need for sites to accommodate higher density multi-family housing during the Housing Element planning period, the City shall initiate redesignations and rezonings to provide additional land. The City shall ensure that future sites designated for higher-density housing are large enough to provide for economies of scale in construction.

Responsibility: Planning Division, City Council, Planning Commission.
Timeframe: Redesignate and rezone: 2003-2004; ongoing monitoring of availability of sites.

5. The City shall amend the General Plan to increase the density range of the Medium Density Residential (MDR) designation from 6-10 units/acre to 7-11 units/acre, the density range of the High Density Residential (HDR) designation from 9-12 units/acre to 11-15 units/acre, the density range of the Housing Opportunity (HO) designation from 15-20 units/acre to 15-25 units/acre, the maximum density of the Mixed Use designation (MU) from 12 to 20 units/acre, and the maximum density of the Commercial and Gateway Commercial designations (C and GC) from 15 to 20 units/acre. The City shall amend the Zoning Ordinance to ensure each corresponding zoning district contains consistent development standards.

Responsibility: Planning Division, City Council, Planning Commission.
Timeframe: 2004.

6. The City shall continue to provide for density bonuses of 25%, consistent with state law.

Responsibility: Planning Division, City Council, Planning Commission.
Timeframe: Ongoing.

7. The City shall define and implement a set of guidelines for infill development to ensure that infill development meets community goals for affordable housing, density, design, and compatibility with existing development.

Responsibility: Planning Division, City Council, Planning Commission.
Timeframe: 2002 (Completed).

8. The City shall continue to allow duplexes in the Low Density Residential zone, subject to use permit review, through its Zoning Ordinance.

Responsibility: Planning Division, City Council, Planning Commission.
Timeframe: Ongoing.

Quantified Objective : 10 moderate-income units over 5-year period; annual average of 2 moderate-income units.

9. The City shall continue to require properties developed under the Mixed Use land use designation to include a housing component, unless specifically exempted by the Planning Commission.

Responsibility: Planning Division, Planning Commission.
Timeframe: Ongoing.

10. The City shall require properties of a designated minimum size developed under the Commercial and Gateway Commercial land use designations to include a housing component (with a specified minimum density), unless specifically exempted by the Planning Commission.

Responsibility: Planning Division, Planning Commission.
Timeframe: 2003 (Completed).

11. The City shall conduct a review of development procedures and regulations with the intent of eliminating or streamlining requirements when feasible and consistent with other adopted City policies.

Responsibility: Planning Division, City Council, CDA.
Timeframe: 2003 (Completed).

12. The City shall amend its zoning regulations as necessary to ensure that modular and manufactured housing units are allowed for.

Responsibility: Planning Division.
Timeframe: 2002 (Completed).

13. The City shall review its street width and other infrastructure standards to ensure that they allow for a full variety of housing types.

Responsibility: Planning Division, City Council.
Timeframe: 2003.

14. The City shall modify its parking standards for affordable units, second units, multifamily units, and mixed-use developments, in order to encourage development of these units. Modifications may include modifying requirements for second units so they only have to provide one uncovered off-street parking space in addition to the parking requirements for the primary dwelling.

Responsibility: Planning Division, City Council.
Timeframe: 2003 (Completed).

15. The City shall increase the maximum building height allowed in the High Density, Housing Opportunity, Mixed Use, Commercial, and Gateway Commercial zones to allow three story construction. The increased height will only be allowed when necessary to accommodate multi-family residential units (market-rate or affordable).

Responsibility: Planning Division, City Council.
Timeframe: 2003 (Completed).

16. The City shall continue to use the waiver of building permit and impact fees as an incentive for the development of affordable housing units.

Responsibility: CDA (funding source).
Timeframe: Ongoing.
Quantified Objective: Affordable units to be assisted under this program are quantified under the inclusionary housing program (Implementation Measure 1) and the CDA program (Implementation Measure 25).

17. The City shall consider allowing pairs of studio apartments to be built under a single use permit for purpose of calculating densities.

Responsibility: Planning Division, City Council.
Timeframe: 2002.

18. The City shall amend the Zoning Ordinance to add emergency shelters as a conditionally allowed use in the public and commercial zones and add transitional housing as a conditionally allowed use in specified residential zones. The Zoning Ordinance shall also be modified to allow single room occupancy dwellings (SROs) as a conditional use in the Commercial and Gateway Commercial zones. Use permit procedures shall facilitate and encourage development of emergency shelter, transitional housing, and SROs and other forms of farmworker housing.

Responsibility: Planning Division, City Council, Planning Commission.
Timeframe: 2004.

19. The City shall work with Sonoma County and existing community groups to establish an emergency shelter and transitional housing program with services in Sonoma Valley.

Responsibility: Planning Division, City Council.
Timeframe: Ongoing.

20. The City shall evaluate the feasibility of establishing an emergency shelter and/or transitional housing on the police station property.

Responsibility: Planning Division, Police Department, City Council.
Timeframe: Ongoing.

21. The City shall review its Zoning Ordinance and fee schedules to ensure that supportive housing and other group living situations are able to be located with a minimum of regulatory barriers.

Responsibility: Planning Division, City Council.
Timeframe: 2004.

22. The City shall designate a liaison with Vineyard Worker Services and shall identify and pursue specific recommendations for the development of farm-worker housing within Sonoma and Sonoma Valley, which may include funding assistance for the seasonal housing program and technical assistance in site identification and evaluation.

Responsibility: Planning Division, City Council.
Timeframe: Liaison by 2004; annual evaluation.

23. The City shall continue to seek available grant funding for affordable housing development, rehabilitation, and loans for first-time homebuyers. The City can apply directly to the California Housing Finance Agency for the Housing Enabled by Local Partnerships (HELP) Program. These funds can be used in a variety of ways, including the provision of loans to non-profit developers and/or down payment assistance to help first-time home buyers. The City can encourage developers' applications to other public agencies, including Sonoma County for HOME funds, the State of California for Supportive Housing Initiative Act (SHIA) funds and the State of California Multifamily Housing (MHP) Program.

Responsibility: Planning Division, Administration, City Council, CDA.
Timeframe: Ongoing.

24. The City shall, as a priority, provide additional staff time and/or funding for the activities of grant writer/affordable housing coordinator. Responsibilities will include applying for housing-related-funding and coordinating housing issues and programs for the City.

Responsibility: Planning Division, Administration, City Council, RDA.
Timeframe: 2004.

25. The City shall continue to use the Community Development Agency (CDA) and, at minimum, its 20% affordable housing set-aside fund for the provision, preservation, and rehabilitation of affordable housing.¹

Responsibility: Planning Division, Administration, CDA.

¹ In 2002, the City amended the original redevelopment plan to extend the time period (to 2042) during which it can collect tax increment revenues. This extension enables the City to issue another bond, possibly totaling \$20 million, which will be used to fund both redevelopment activities and housing. As of Spring 2002, the City had not yet issued this bond, or established an expenditure program for these funds. Although the City plans to assist 100 new units with CDA funds over the next five years, this number could be higher, depending on housing expenditures to be programmed using the future bond's proceeds.

Timeframe: Ongoing.
Quantified Objective: 60 very low-income units and 40 low-income units over 5-year period; annual average of 12 very low-income units and 8 low-income units.

26. The City shall create a program to provide down-payment assistance and other services to low and moderate-income households and other first-time home-buyers. Preference shall be given to those who live and/or work in Sonoma and Sonoma Valley.

Responsibility: Planning Division, Administration, City Council, CDA.
Timeframe: 2004.

27. The City shall continue to maintain an up-to-date inventory of vacant, under-utilized, and redevelopable parcels within the city and its sphere of influence. As a part of this, the City shall maintain an updated inventory of potential infill sites (including smaller vacant and underutilized parcels).

Responsibility: Planning Division, City Council, Planning Commission.
Timeframe: Annual Report to Planning Commission and City Council.

28. The City shall implement a comprehensive annual monitoring program to determine housing affordability and income levels for all new units built, including those created by the housing market without the use of incentives or mandates.

Responsibility: Planning Division/Administration.
Timeframe: Ongoing monitoring of continued affordability of affordable units; by 2004 for to monitor initial affordability of newly constructed market rate units.

29. The City shall report to the City Council and HCD annually on progress in meeting the City's housing goals, including numbers of affordable units built, rehabilitated, or conserved; and a checklist of progress made in implementing the Housing Element Implementation measures.

Responsibility: Planning Division.
Timeframe: January of each year.

30. The City shall prepare a feasibility study, including environmental evaluations, of selected sites assessing their suitability for development with affordable housing.

Responsibility: Planning Division.
Timeframe: 2004.

31. In cooperation with affected property owners, the City shall prepare a specific plan for the Gateway Commercial area at Broadway/Napa-Leveroni Road in order to 1) ensure an

appropriate mix of uses, 2) obtain a substantial affordable housing component, and 3) identify commitments for City assistance in the development of affordable housing.

Responsibility: Planning Division.

Timeframe: In progress.

32. The City shall participate in regional and sub-regional housing programs and initiatives, such as the county-wide commercial in-lieu fee study, the "Continuum of Care" program, and the County Consolidated Plan.

Responsibility: Planning Division/Administration.

Timeframe: Ongoing.

B. Housing Rehabilitation and Conservation

Goal HE-2 To protect and conserve the existing housing stock and ensure that new residential development is consistent with Sonoma's town character and with neighborhood conditions.

Policies

11. The City shall support efforts to identify and preserve important examples of historic or architecturally significant residences.
12. The City shall encourage seismic bracing and other measures to protect existing housing of all types from the effects of earthquakes.
13. The City shall restrict the conversion of existing apartment complexes to condominiums depending on the overall rental vacancy rate and the availability of units of similar type and rent.
14. The City shall support the preservation of mobile-home parks as an important source of affordable housing.
15. The City shall require that the rehabilitation or remodeling of older cottages and bungalows conform to the scale of the immediate neighborhood and retain the architectural character and integrity of the original structure.
16. The City shall support the rehabilitation and continued residential use of housing that is technically non-conforming due to the land use designation and zoning on the property.
17. The City shall continue to require that new residential development of five or more units be subject to architectural guidelines to ensure compatibility with the qualities and character of neighboring development.
18. The City shall encourage neighborhood participation in the site planning and design of residential developments, within the defined guidelines of the Zoning Ordinance.

Implementation Measures

33. The City shall continue to enforce the mobile home rent control ordinance.

Responsibility:	Planning Division, Mobile Home Rent Control Board.
Timeframe:	Ongoing.

34. The City shall assess the feasibility and implications associated with the potential acquisition of a mobile home park.

Responsibility: Planning Division.
Timeframe: 2004.

35. The City shall support the continued implementation of the low-income home rehabilitation program and the mobile home seismic bracing program.

Responsibility: Planning Division in conjunction with the Sonoma County Community Development Commission.
Timeframe: Ongoing.

Quantified Objective: 20 low-income units rehabilitated over 5-year period; annual average of 4 low-income units.

36. The City shall continue to enforce its ordinance restricting the conversion of rental housing developments of five or more units into condominiums.

Responsibility: Planning Division, City Council.
Timeframe: Ongoing.

37. The City shall establish a monitoring program for local privately-owned assisted housing that will include an early-warning system for units at-risk of conversion to market rate. The City will contact owners to discuss preservation options and to identify possible funding resources that could be used to preserve at-risk units.

Responsibility: Planning Division, City Council, CDA.
Timeframe: 2004.

38. The City shall adopt a mobile home conversion ordinance establishing requirements for noticing and relocation assistance in the event of an application to convert a mobile home park to some other use.

Responsibility: Planning Division, City Council.
Timeframe: 2004.

C. Energy Conservation

Goal HE-3 To promote energy conservation.

Policies

19. The City shall encourage property owners to retrofit existing housing with energy and water conservation features and appliances.
20. The City shall encourage non-polluting renewable energy co-generation in conjunction with residential rehabilitation and new residential development.

Implementation Measures

39. The City shall implement standards for energy and water conservation in all new development through its building permit plan check procedures and its low-water use landscaping ordinance.

Responsibility: Planning Division.
Timeframe: Ongoing.

40. The City shall implement standards for non-polluting renewable energy co-generation in conjunction with residential rehabilitation and new residential development.

Responsibility: Planning Division.
Timeframe: 2004.

D. Equal Housing Opportunity

Goal HE-4 To ensure housing opportunity.

Policies

21. The City shall promote the equality of housing opportunities.

Implementation Measures

41. The City shall establish and administer fair housing policies in all housing developments in which the City participates.

Responsibility: Planning Division, Sonoma Community Housing Corp.
Timeframe: Ongoing.

42. The City shall review and amend its Municipal Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.

Responsibility: Planning Division, City Council.
Timeframe: 2002.

43. The City shall disseminate information on fair housing laws at the front counter of City Hall, through the City's website, and at other community facilities, such as the library and the Sonoma Community Center. The City shall also refer housing discrimination complaints to the State Department of Fair Employment and Housing or Fair Housing of Sonoma County, as applicable. Materials shall be provided in languages other than English, as may be applicable.

Responsibility: Planning Division.
Timeframe: Ongoing.

44. The City shall examine measures to encourage developers to use barrier-free design in new housing developments. Such measures could include density bonuses, fee reductions or other incentives.

Responsibility: Planning Division, City Council.
Timeframe: 2003.

II. ADEQUATE SITES

The following section provides an analysis of adequate sites available for affordable housing development in Sonoma.

A. Regional Fair Share Allocation Housing Needs

Table 1 shows the Regional Housing Needs Determination (RHND) allocation by income compared to the units built, under construction, and approved in Sonoma from 1999 through June 30, 2001. It also shows the net remaining RHND allocation after accounting for these new units. A net total of 315 additional units remain to be built by June 2006 to meet Sonoma's RHND allocation, based on 230 units built, 230 units under construction, and 227 units approved from January 1, 1999, through June 30, 2001.

TABLE 1
ADJUSTED SONOMA REGIONAL HOUSING NEEDS DETERMINATION BY INCOME

	Very Low	Low	Moderate	Above Moderate	Total (1)
Total Allocation	146	90	188	260	684
Units Built: 1999-2001	0	20	8	202	230
Under Construction	23	14	15	178	230
Approved Projects	0	3	26	198	227
Net Allocation (2001-2006)	123	53	139	0	315

Source: City of Sonoma Planning Division

(1) Note: Total for net allocation is based on sum of net allocations by income group.

B. Available Land

Table 2 and 4 summarize the estimated residential unit development potential of land within Sonoma's city limits as of July 1, 2001. The tables break down the developable land into two categories: 1) residential designations, and 2) other designations, including mixed-use and commercial districts available for residential development. The tables also show the housing density range for each General Plan designation that allows residential uses.

Parcels in the inventory fall into three categories:

- 1) Parcels that are vacant and available for development – the development potential of these parcels is calculated by multiplying the parcel acreage by the maximum residential density allowed under the land use designation (note: residential capacity on mixed use/commercial land is estimated at half of maximum density).
- 2) Parcels that are vacant and have the capacity for one single-family housing unit – development potential for these parcels is calculated at one unit per parcel.
- 3) Parcels that are under-utilized or redevelopable parcels – the development potential of these parcels is calculated by multiplying the parcel acreage by the maximum residential

density allowed under the land use designation (note: residential capacity on mixed use/commercial land is estimated at half of maximum density) and then subtracting the number of residential units currently on the parcel. Under-utilized parcels are defined as those where a portion of the site is vacant and there is development potential. Redevelopable parcels were identified by City staff as those where there are older or low-value uses with the potential to be redeveloped within the RHND timeframe (i.e., by June 30, 2006).

Table 2 below shows that there is a residential development potential ("holding capacity") within city limits of 535 housing units on residentially-designated land and an additional potential of 213 units on mixed use/commercial land available for residential uses (note: residential capacity on mixed use/commercial land is estimated at half of maximum density), for a total holding capacity of 748 housing units. Of this total, there is a holding capacity of 441 units on vacant land, 88 units on vacant parcels with the potential for single-family units, and 219 units on under-utilized/redevelopable parcels.

TABLE 2
ESTIMATED RESIDENTIAL DEVELOPMENT POTENTIAL
BASED ON EXISTING GENERAL PLAN DENSITIES
CITY OF SONOMA - CITY LIMITS, 2001

		Plan Density		Vacant Parcels			Parcels w/ Single-Family Potential			Under-Utilized/Redevelopable Parcels			Total Potential Units		
		Density Range (DU/acre)	Maximum Density (DU/acre)	Parcels	Acreage	Units at maximum density	Parcels	Acreage	Units	Parcels	Acreage	Units	Parcels	Acreage	Units
Residential Designations			(1)												
Hillside Residential	HR	0 - 1	1	9	38.7	39	0	0.0	0	0	0.0	0	9	38.7	39
Rural Residential	RR	0 - 2	2	0	0.0	0	11	7.2	11	0	0.0	0	11	7.2	11
Low Density Residential	LDR	2 - 5	5	5	6.8	34	74	26.1	74	4	1.8	7	83	34.6	115
Sonoma Residential	SR	3 - 8	8	3	18.4	147	0	0.0	0	1	7.2	55	4	25.6	202
Medium Density Residential	MDR	6 - 10	10	13	12.2	122	3	0.5	3	6	5.7	43	22	18.4	168
High Density Residential	HDR	9 - 12	12	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Housing Opportunity	HO	15 - 20	20	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Mobile Home Park	MHP	0 - 7	7	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Subtotal				30	76.1	342	88	33.8	88	11	14.7	105	129	124.5	535
Non-Residential Designations															
Mixed Use	MU	0 - 12	12	9	5.9	35	0	0.0	0	16	17.9	78	25	23.7	113
Commercial	C	0 - 15	15	5	5.3	40	0	0.0	0	11	6.3	31	16	11.5	71
Gateway Commercial	GC	0 - 15	15	2	3.2	24	0	0.0	0	1	1.4	5	3	4.5	29
Subtotal				16	14.3	99	0	0.0	0	28	25.5	114	44	39.8	213
Total				46	90.4	441	88	33.8	88	39	40.1	219	173	164.3	748

Sources: City of Sonoma Planning Division, Mintier & Associates

Notes: Land use acreage is current as of July 1, 2001.

(1) Residential capacity on mixed use/commercial land is estimated at half of maximum density)

Implementation Measure 5 calls for increased residential densities in several land use designations. Table 3 below shows these density changes.

TABLE 3
EXISTING AND PROPOSED RESIDENTIAL DENSITIES
CITY OF SONOMA

Land use designation	Medium Density Residential (MDR)		High Density Residential (HDR)		Housing Opportunity (HO)		Mixed Use (MU)		Commercial (C)/ Gateway Commercial (GC)	
	<i>Min.</i>	<i>Max.</i>	<i>Min.</i>	<i>Max.</i>	<i>Min.</i>	<i>Max.</i>	<i>Min.</i>	<i>Max.</i>	<i>Min.</i>	<i>Max.</i>
Density Range (DU/acre)										
Existing	6	10	9	12	15	20	N.A.	12	N.A.	15
Proposed	7	11	11	15	15	25	N.A.	20	N.A.	20

Table 4 below shows the revised residential development potential in Sonoma based on the density increases called for in Implementation Measure 5 and shown in Table 3 above. There will be a residential development potential (“holding capacity”) within city limits of 555 housing units on residentially-designated land and an additional potential of 341 units on mixed use/commercial land available for residential uses (note: residential capacity on mixed use/commercial land is estimated at half of maximum density), for a total holding capacity of 895 housing units. Of this total, there is a holding capacity of 497 units on vacant land, 88 units on vacant parcels with the potential for single-family units, and 310 units on under-utilized/redevelopable parcels.

TABLE 4
REVISED RESIDENTIAL DEVELOPMENT POTENTIAL WITH DENSITY INCREASES
CITY OF SONOMA - CITY LIMITS

		Plan Density		Vacant Parcels			Parcels w/ Single-Family Potential			Under-Utilized/ Redevelopable Parcels			Total Potential Units		
		Density Range (DU/ acre)	Max-imum Density (DU/ acre) (1)	Parcels	Acreage	Units at max-imum density	Parcels	Acreage	Units	Parcels	Acreage	Units	Parcels	Acreage	Units
Residential Designations															
Hillside Residential	HR	0 - 1	1	9	38.7	39	0	0.0	0	0	0.0	0	9	38.7	39
Rural Residential	RR	0 - 2	2	0	0.0	0	11	7.2	11	0	0.0	0	11	7.2	11
Low Density Residential	LDR	2 - 5	5	5	6.8	34	74	26.1	74	4	1.8	7	83	34.6	115
Sonoma Residential	SR	3 - 8	8	3	18.4	147	0	0.0	0	1	7.2	55	4	25.6	202
Medium Density Residential	MDR	7 - 11	11	13	12.2	135	3	0.5	3	6	5.7	50	22	18.4	188
High Density Residential	HDR	11 - 15	15	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Housing Opportunity	HO	15 - 25	25	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Mobile Home Park	MHP	0 - 7	7	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Subtotal		-	-	30	76.1	354	88	33.8	88	11	14.7	112	129	124.5	555
Non-Residential Designations															
Mixed Use	MU	0 - 20	10	9	5.9	59	0	0.0	0	16	17.9	147	25	23.7	206
Commercial	C	0 - 20	10	5	5.3	53	0	0.0	0	11	6.3	43	16	11.5	96
Gateway Commercial	GC	0 - 20	10	2	3.2	32	0	0.0	0	1	1.4	8	3	4.5	40
Subtotal		-	-	16	14.3	143	0	0.0	0	28	25.5	198	44	39.8	341
Total		-	-	46	90.4	497	88	33.8	88	39	40.1	310	173	164.3	895

Sources: City of Sonoma Planning Division, Mintier & Associates

Notes: Land use acreage is current as of July 1, 2001.

(1) Residential capacity on mixed use/commercial land is estimated at half of maximum density)

C. Comparison of Site Capacity to RHND Allocation

As shown in Table 1, Sonoma has a remaining RHND allocation (after subtracting units already built, under construction, and approved) of 315 housing units for the 2001-2006 planning period. The breakdown by income group is: 123 very low-income units, 53 low-income units, and 139 moderate-income units. There is no remaining need for above moderate-income units.

As shown in Table 2, Sonoma has a current residential holding capacity within city limits of 748 units on General Plan land use designations allowing residential development. This capacity is about 2.4 times Sonoma's remaining RHND allocation of 315. As shown in Table 4, after the density increases called for in Implementation Measure 5, Sonoma will have a residential holding capacity within city limits of 895 units on General Plan land use designations allowing residential development. This capacity is about 2.8 times Sonoma's remaining RHND allocation of 315.

Because capacity for housing production exceeds Sonoma's total need for new housing during the remaining Housing Element planning period (2001-2006), a primary objective for the City over the Housing Element planning period is to provide adequate sites to accommodate the housing needs of very low- and low-income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. It is HCD's position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

In conjunction with the Housing Element update, density increases will be implemented in the following General Plan land use designations: Housing Opportunity (15 to 20 units per acre; to be increased to 15 to 25 units per acre), Mixed Use (12 units per acre maximum; to be increased to 20 units per acre maximum), Commercial (15 units per acre maximum; to be increased to 20 units per acre maximum), and Gateway Commercial (15 units per acre maximum; to be increased to 20 units per acre maximum) designations allow development at densities that support multifamily residential development. The Mobile Home Park designation (7 units per acre maximum) also provides for lower-cost housing. However, there is no vacant land remaining in the Housing Opportunity and Mobile Home Park designations.

The density increases called for in Implementation Measure 5 make the Mixed Use, Commercial, and Gateway Commercial sites suitable for very low-, low-, and moderate-income housing sites. The 341 unit potential on these sites (after density increases) shown in Table 4 will meet the remaining allocation of 315 very low-, low-, and moderate-income units (see Table 1), with a surplus of 26 units. As stated previously, this residential capacity on mixed use/commercial land is estimated at half of maximum density.

In addition, Implementation Measure 4 states that "the City shall redesignate at least 5 acres of land to a land use designation suitable for the development of affordable housing (High Density Residential), at a minimum." At the maximum density of 15 units per acre, this would allow for the additional potential of 75 affordable units (application of a density bonus increase this to 94 units). Based on the inventory in Table 4, these redesignations are not necessary to meet Sonoma's affordable housing needs, but would provide additional capacity for the development of housing for lower-income households.

The City requires properties developed under the Mixed Use (MU) land use designation to include a housing component. This policy commitment is carried forward through Implementation Measure 9. In addition, Implementation Measure 10 (which has been implemented as of May 2003) calls for a new requirement that properties of a designated

minimum size developed under the Commercial and Gateway Commercial land use designations include a housing component equal to at least 50% of the building area proposed in a new development.

Stand-alone residential development is already permitted in the MU, C, and GC land use designations. The City is committed to providing expanded housing opportunities in the MU, C, and GC designations. Policy 7 (“The City shall continue to support increased housing opportunities in designated commercial and mixed use areas”) speaks to this commitment as do newly proposed Implementation Measures regarding increased density ranges (Implementation Measure 5), expanded maximum building height allowances (Implementation Measure 15), and reduction of parking requirements (Implementation Measure 14).

The density ranges for the High Density Residential designation (9 to 12 units per acre and up to 15 units per acre with a 25 percent density bonus; to be increased to 11 to 15 units per acre and up to 18 units per acre with a 25 percent density bonus), the Mixed Use designation (0-12 units per acre and up to 15 units per acre with a 25 percent density bonus; to be increased to 0 to 20 units per acre and up to 24 units per acre with a 25 percent density bonus), and Housing Opportunity designation (15 to 20 units per acre and up to 24 units per acre with a 25 percent density bonus; to be increased to 15 to 25 units per acre and up to 31 units per acre with a 25 percent density bonus) are amenable to the development of housing affordable to very low-, low-, and moderate-income households.

III. QUANTIFIED OBJECTIVES

This section inventories the quantified objectives for affordable housing units to be created, conserved, and rehabilitated as a direct result of affordable housing programs.

Table 6 below summarizes the quantified objectives for affordable housing units for the Housing Element Implementation Measures.

TABLE 6
SUMMARY OF QUANTIFIED OBJECTIVES –IMPLEMENTATION MEASURES

Implementation Measure	Very Low	Low	Combined Very Low and Low	Moderate	Total Affordable Housing
Measure 1 – inclusionary housing (1)	0	10	10	30	40
Measure 8 – duplexes (2)	0	0	0	10	10
Measure 25 – CDA set-aside fund (3)	60	40	100	0	100
Measure 35 – rehabilitation	0	20	20	0	20
Total	60	70	130	40	170

Sources: City of Sonoma, Mintier & Associates, and VWA

Notes:

- (1) Based on the previous 10% inclusionary requirement citywide and 20% inclusionary requirement in the SR zone applied to historic rates of building permit issuance (approximately 75 units per year for 5-year period from 1997 to 2001).
- (2) Based on the historic construction rate of duplexes and the continuing implementation of Implementation Measure 8, a total of 5 duplexes (10 units) are projected to be built for the remaining 5-year planning period for the Housing Element in the Low Density Residential zone. For the purposes of this inventory, these units will assumed to be affordable to moderate-income households.
- (3) Estimated new units to be funded.

Table 7 below summarizes the City's housing needs, its progress towards meeting those needs to date, and its quantified objectives for production, rehabilitation, and conservation of housing through the end of the Housing Element planning period.

TABLE 7
QUANTIFIED OBJECTIVES
JANUARY 1, 1999 TO JUNE 30, 2006

Income Category	Quantified Objectives							
	Housing Needs (1)			New Construction			Conservation and Rehabilitation	
	Housing Needs (ABAG): 1999-2006	Progress to Date: Jan 1999-June 2001 (2)	Remaining Allocation: July 2001-June 2007	Planned Housing: as of June, 2001 (3)	New Construction Objective from Implementation Measures (4)	Total	Conservation	Rehabilitation (5)
Very Low	146	23	123	0	60	60	0	0
Low	90	34	56	3	50	53	0	20
Moderate	188	23	165	26	40	66	0	0
Subtotal Affordable Units	424	79	344	29	150	179	0	20
Above Moderate	260	380	0	198	0	198	0	0
Total	684	408	344	227	150	377	0	20

Sources: City of Sonoma, Mintier & Associates, and VWA

Notes:

(1) See Table 1.

(2) Combined units constructed and under construction from Table 1.

(3) Approved projects from Table 1.

(4) See Table 6. Excludes rehabilitated units under Measure 35.

(5) Estimated number of low-income units to be rehabilitated under Measure 35 (see Table 6).

As shown in Table 7, after accounting for new units constructed and under construction from January 1999 through June 2001, Sonoma has a remaining need for 344 housing units, including 123 very low-income units, 56 low-income units, and 165 moderate-income units. After taking into account approved housing as of June, 2001 (29 affordable units) Sonoma has a remaining need for 315 affordable units.

Sonoma's quantified objectives for the remaining Housing Element timeframe (July 1, 2001-June 30, 2006) are 179 new affordable units and 20 rehabilitated affordable units.

IV. PUBLIC PARTICIPATION

This Housing Element reflects input from a wide variety of sources. The primary mechanism to gather public input for the Housing Element were a series of forums, workshops and hearings. A Housing Element Update community forum was held on July 26, 2001, to elicit comments from the public regarding housing needs and programs in Sonoma. Planning Commission workshops were held on January 8, 2002, March 5, 2002, June 11, 2002, August 13, 2002, and August 22, 2002. These were workshops conducted to help the City identify its housing needs and to identify an effective package of regulatory, incentive, and financing programs to meet Sonoma's housing needs.

All of these meetings were formally noticed in the local newspaper, and notices or announcements were sent out to more than 100 individuals and organizations. These included public officials, non-profit and for-profit housing developers, housing advocates, and the California Department of Housing and Community Development. Numerous citizens and other interested individuals attended and provided comment on issues related to the Housing Element.

In addition, the research conducted as part of the Housing Element preparation process involved interviews with numerous staff from the City of Sonoma, the County of Sonoma, and a variety of social service agencies and other interested organizations that serve the Sonoma community.

City Council workshops were held June 11, 2002 and September 4, 2002. Following the September 4 workshop, the Council approved the draft Housing Element for review by the California Department of Housing and Community Development (HCD). Subsequently, the City addressed HCD comments and sent this final Housing Element for certification by the State.

V. CONSISTENCY WITH THE GENERAL PLAN

This section discusses the coordination of this Housing Element with other elements of the City of Sonoma General Plan. Housing element law requires the California Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report its written findings to the local government. The Housing Element must be consistent with all other parts of the Sonoma General Plan (California Government Code, Section 65302).

The Housing Element is most closely related to the General Plan Community Development Element because the Community Development Element specifies the lands within the City that may be utilized for housing development. To ensure consistency, the Housing Element analyzes the potential for new housing development and determines locations for low-, medium-, and high-density housing based on the land use designations specified in the Community Development Element of the General Plan. Housing Element policies and programs were developed subject to the constraints of the policies and programs contained in the other General Plan elements.

A. Community Development Element

Of all the other General Plan elements, the Housing Element is most closely related to the Community Development Element. In many instances, policy directions set forth in the Housing Element are carried out by the Community Development Element, either through the Land Use Plan and land use designations or through implementation measures. Through the Land Use Plan and the land use definitions, areas available for residential development are designated, along with the range of allowable densities and direction on appropriate housing types, thereby laying the foundation for all other goals, policies, and programs related to the provision of housing. In some cases, land use designations implement housing programs, as is the case with the Sonoma Residential designation with its special inclusionary requirement for low and moderate income units. The Land Use Plan and the Housing Element are also coordinated to achieve community planning objectives such as limiting the area of annexation, providing a pedestrian (i.e., residential) presence in commercial areas, and locating higher density and mixed use development near commercial centers.

The Community Development Element also provides the means of implementing the many Housing Element policies aimed at providing diversity in housing types while respecting neighborhood conditions. These policies will largely be promulgated through the Town Design guidelines, the development of which is required by implementation measure CDE-10. The Sonoma Residential and the Mixed Use land use designations also work toward promoting housing diversity. Another key implementation measure found in the Community Development Element is the review of the Growth Management Ordinance (measure CDE-4). While the Growth Management Ordinance (GMO) limits the rate of residential development, in keeping with constraints on services and infrastructure and with community expectations, the GMO may also be used as a powerful incentive for the provision of affordable housing. Implementation Measure 2 of the previous Housing Element required that incentives for the development of

affordable housing be built in to the review of the Growth Management Ordinance required through the Community Development Element. This was accomplished during the previous Housing Element planning period.

B. Local Economy Element

The Housing Element and the Local Economy Element are designed to work together toward fulfilling the call in the City Council's vision statement for "... a community where those who live in Sonoma are able to work in Sonoma." The Housing Element responds to that call through policies and implementation measures which ensure a variety of housing types in new residential development and which provide programs and incentives for the creation of housing units affordable to all economic segments of the community. In addition, policies and implementation measures in the Housing Element dovetail with those in the Local Economy element related toward encouraging mixed-use development and assuring a pedestrian presence in commercial areas.

C. Environmental Resources Element

The Environmental Resources Element and the Housing Element are designed to complement one another. While the Housing Element describes where new residential development should be located and what qualities it should possess, the Environmental Resources Element proscribes development in sensitive areas, such as ridgelines and riparian corridors, and strictly limits it in others, such as on hillsides. While the Housing Element focuses higher density residential development near commercial areas, the Environmental Resources Element works to limit the city's annexation area and protect Sonoma's greenbelt. Taken together, these policies reduce car trips and promote walking and bicycling.

The Environmental Resources Element provides the policy basis for open space and landscaping requirements in new development and overall community parkland standards. In addition, policies for the protection of creeks and other natural resources will be reflected in residential site plans that respond to and preserve environmental resources. Finally, energy conservation policies and programs in the Housing Element will help conserve natural resources as called for in the Environmental Resources Element. The two elements are designed to work together to result in housing which is properly located, environmentally sensitive, well-landscaped, and desirable.

D. Circulation Element

By concentrating higher density residential development adjacent to commercial centers and encouraging mixed use developments, the Housing Element furthers policies in the Circulation Element which call for reducing automobile dependence and promoting transit, walking, and bicycling. On the large scale, the overall pattern of new residential development will be governed by Policy 17 of the Circulation Element, which calls for the continuance of the city's traditional grid street system, in accordance with the City Council's vision statement. On a smaller scale,

individual residential developments will be required to provide bike racks and, when applicable, bicycle and pedestrian pathways, in accordance with Circulation Element policies and implementation measures. In addition, new residential development will be subject to impact fees used to fund circulation improvements necessitated by growth.

CITY OF SONOMA HOUSING ELEMENT UPDATE

Background Report

January 2004

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BRW
Vernazza Wolfe Associates, Inc.**

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INTRODUCTION

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The housing element is one of the seven mandated elements of the local general plan. State Law requires local governments plan to address the existing and projected housing needs of all economic segments of the community through their housing elements. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the state rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

The purposes of the housing element are to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

State law requires cities and counties to address the needs of all income groups in their housing elements. The official definition of these needs is provided by the Association of Bay Area Governments (ABAG) for each city and county within its geographic jurisdiction. Beyond these income-based housing needs, the housing element must also address special needs groups such as persons with disabilities and homeless persons.

The Housing Element will consist of two documents: Background Report and Policy Document. Designed to meet housing element requirements, this Background Report provides the background information and analysis to support the goals, policies, programs and quantified objectives in the Housing Element Policy Document.

The Policy Document for the Housing Element Update will set out the City's goal statement; its quantified objectives for housing production, rehabilitation, and conservation; and the policies and programs the City will implement in order to achieve those objectives.

POPULATION AND EMPLOYMENT TRENDS

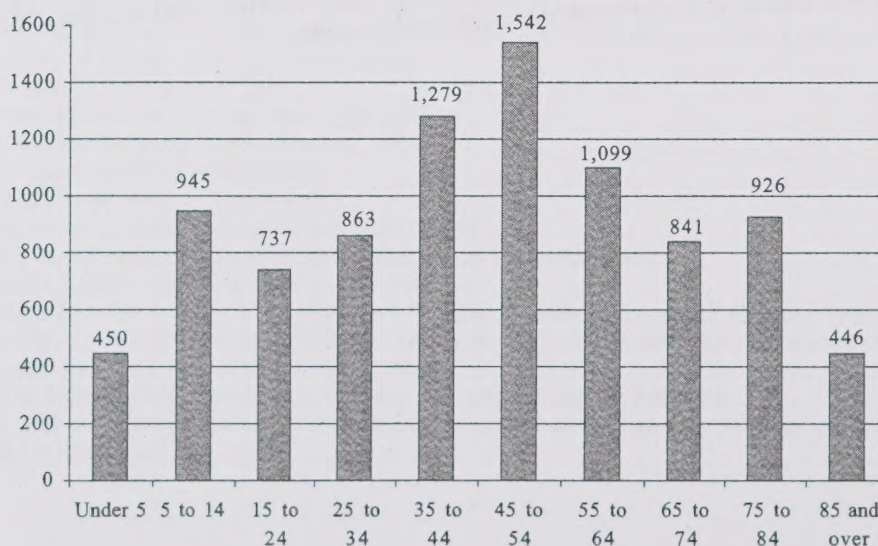
Population

From 1990 to 2000, Sonoma's population grew from 8,168 to 9,500 residents, an increase of 1,332 persons over the 10-year period. This increase, including growth from births, new housing, and annexations, averages out to an annual growth rate of about 1.5 percent. In comparing the Sonoma of 1990 to the Sonoma of 2000 (years for which detailed Census information is available), several observations may be made:

- Average household size has decreased slightly from 2.10 persons per household to 2.04, much smaller than that of the county as a whole, which had an average household size of 2.55 in 1990, and 2.61 in 2000.
- Median age has increased, from 44.8 in 1990 to 46.8 in 2000. Compared to the county as whole, Sonoma has an older population. The county-wide median age in 1990 was 34.8, and 37.5 in 2000. Table 1 describes the age distribution of Sonoma according to Census 2000.
- In terms of ethnicity, Sonoma has showed little change. In 2000, 93.8 percent of the population was white, compared to 96.6 percent in 1990.

The general impression is one of stability. Sonoma has experienced steady but moderate growth, and the composition of the population has changed only incrementally.

TABLE 1
AGE DISTRIBUTION, 2000



Source: 2000 U.S. Census, *Profile of General Demographic Characteristics: 2000 (Table DP-1)*

State housing element law requires that each jurisdiction address future conditions in terms of the projections provided by its local council of governments. As part of the nine-county Bay Area, Sonoma's council of governments is the Association of Bay Area Governments (ABAG). In ABAG's Projections 2000, a set of regional forecasts for the entire Bay Area, the population of Sonoma is projected to grow by 900 residents between 2000 and 2005 (180 new residents per year), with another 600 residents added between 2005 and 2010.

Employment

The retail and service industries sector is the main job sector in Sonoma, comprising approximately 81 percent of all jobs in 2000. Job growth in Sonoma, according to ABAG projections, will occur at an annual rate of 1.0 percent from 2000 to 2010 for a total increase of 500 jobs, with little change in the 2000 mix of jobs. Table 2 shows job growth by sector from 1995 to 2010.

TABLE 2
PROJECTED JOBS, BY SECTOR

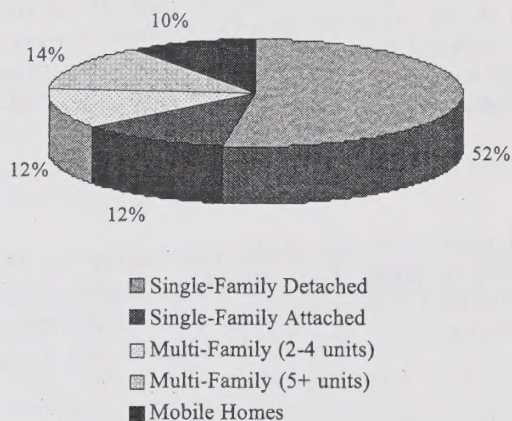
	1995	2000	2005	2010
Agriculture and Mining	310	260	310	300
Manufacturing & Wholesale	270	330	370	410
Retail	2,250	2,410	2,480	2,490
Service	1,380	1,430	1,480	1,660
Other	240	310	330	380
Total	4,450	4,740	4,970	5,240

Source: Association of Bay Area Governments, *Projections 2000*

HOUSING STOCK CHARACTERISTICS

According to the 2000 Census, there were 4,671 housing units in the city of Sonoma in 2000, up by 507 units from 4,164 units reported by the Census Bureau in 1990. As of October 2001, the U.S. Census Bureau had not released 2000 information on the breakdown of the type of housing units in Sonoma. However, according to California Department of Finance (DOF) estimates, there were 3,050 single-family homes, 1,197 multi-family homes, and 488 mobile homes in 2000, for a total of 4,735 housing units. This does not include congregate care facilities such as the London House. The increase in the number of housing units in Sonoma has been limited to an average of 100 units per year by the City's Growth Management Ordinance (GMO), which was adopted in 1980. (When the ordinance was first adopted, it included a one-time exemption for 200 senior housing units.)

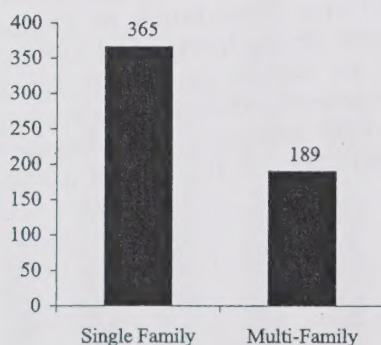
TABLE 3
HOUSING TYPES IN SONOMA (2000)



Source: California Department of Finance (DOF), *City/County Population and Housing Estimates, 2000*

Table 3 shows the breakdown of housing types in Sonoma for 2000. As shown in the table, single-family detached homes accounted for the majority (52 percent) of residential units built or existing in Sonoma. This figure is lower than the estimated 68 percent single-family detached homes in 2000 in Sonoma County and 56 percent in California as a whole. The growth in the city's housing stock in the single family and multi-family categories since 1990 is depicted in Table 4. Note that the total housing growth shown in the table (554 units), based on California Department of Finance (DOF) data, does not match housing growth shown in Census figures (507 units).

TABLE 4
HOUSING GROWTH: 1990 TO 2000



Source: California Department of Finance (DOF), *City/County Population and Housing Estimates, 2000*

According to the City's Building Official, most homes in the city, including those that date back to the 1940s and 1950s, tend to be in relatively good condition. From 1995 to 2001, as shown in Table 5, 25 units were demolished, most of which were older homes razed to make way for new residential developments.

TABLE 5
SINGLE-FAMILY UNITS DEMOLISHED, 1995-2001

Year	Number of Units
1995	8
1996	1
1997	4
1998	3
1999	1
2000	6
2001	2
Total:	25

Source: City of Sonoma Planning Division

HOUSEHOLD CHARACTERISTICS

According to the 2000 Census, there were 4,373 households in Sonoma, comprised of 2,362 family households (54 percent of the total), 1,716 one-person households (39.2 percent), and 295 other non-family households (15 percent). The average household size in Sonoma was 2.04. The percentage of non-family households actually increased from 43 percent of all households in 1990 to 46 percent in 2000, while family households decreased from 57 percent of the total to 54 percent during the same period.

Of the 4,373 occupied units in Sonoma's 2000 housing stock, 2,706 (61.9 percent) were owner-occupied and 1,667 (38.1 percent) were renter-occupied. Another 298 units (6.4 percent) were vacant, for a total housing stock of 4,671 units. By comparison, in Sonoma County 64.1 percent of occupied units were owner-occupied in 2000. According to the 2000 Census, the homeowner vacancy rate in the city of Sonoma was 1.8 percent and the rental vacancy rate was over twice that amount at 3.7 percent. The average household size in 2000 was 2.15 persons for owner-occupied units and 1.93 persons for renter-occupied units. Average household size in Sonoma County was 2.61 persons for owner-occupied units and 2.57 persons for renter-occupied units.

Overpayment by Tenure - According to the 2000 Census, 673 owner households were overpaying. Of the 673 overpaying owner households, 292 were paying more than 50 percent of their income for shelter and 364 had income less than \$50,000. At the same time, 767 renter households were overpaying, of which, 422 were paying more than 50 percent of their income for rent. Also, 707 of the total 767 renter households overpaying had income less than \$50,000, which is approximately defined as lower-income in Sonoma.

Overcrowding by Tenure - According to the 2000 Census, 58 households (1.3 percent) were overcrowded out of 4,332 households. Of the 58 overcrowded households, 16 were severely overcrowded (0.4 percent). With regard to tenure, 65.5 percent of households in overcrowded situations were renters in 2000, which represents 2.3 percent of the total renter households in the City. Also, 42.1 percent of the overcrowded renter households were severely overcrowded (over 1.5 persons per room). Comparatively, only 0.7 percent of the owner households were overcrowded, of which, none were severely overcrowded.

LEVEL OF PAYMENT COMPARED TO ABILITY TO PAY

The affordability of a housing unit is determined by comparing household income to housing cost. According to Federal guidelines, a household is “overpaying” if its gross housing costs are greater than 30 percent of its gross annual income¹. This guideline applies to both owners and renters.

According to the most recent information available (the 1990 Census), 40 percent of Sonoma’s households spent more than 30 percent of household income on housing costs. Within this group, 28 percent were homeowners and 53 percent were renters.

Since housing cost burden information is not yet available from the 2000 Census, it is necessary to consider other ways to estimate current cost burdens. Table 6 indicates the rents and sales prices that are affordable to Sonoma residents in various occupations. If the employees listed on this table were single wage earners, no households could afford to buy either the median- or average-priced home in Sonoma. To illustrate this, for the ten-month period from January 2001 to October 31, 2001, the median home price in Sonoma was \$385,000, far above the affordable housing price levels shown in the table.

In comparison to the ownership market, it is possible that the Sonoma workforce fares somewhat better in the rental market. A survey of advertised rents in November 2001 indicates that one-, two-, and three-bedroom rental units rent at average costs of \$706, \$1,168, and \$1,763, respectively. According to the affordable rents presented in Table 6, only the pharmacist, school director, school principal, and moderate-income household earning \$74,160 annually, could afford to rent a three-bedroom unit. More workers could afford a two-bedroom rental. However, there are still many workers, such as unionized vineyard workers, grocery courtesy clerks, and administrative assistants in the Sonoma Valley Unified School District who cannot afford the average rental unit, regardless of the size of the unit. Again, this assessment is based on the assumption that the households presented in Table 6 subsist on a single salary.

¹ Gross housing costs for rents are defined as contract rent plus utilities. For homeowners, gross housing costs include mortgage payments, property taxes, insurance, and maintenance.

TABLE 6
AFFORDABLE RENTS AND HOUSING PRICES
CITY OF SONOMA WORK FORCE AND OTHER HOUSEHOLDS, 2001

Employee/Income Categories	Income	Affordable Rent (1)	Affordable House Price (2)
City of Sonoma (3)			
Police Officer	\$47,832	\$1,196	\$166,715
Firefighter	\$47,058	\$1,176	\$164,017
EMT	\$33,114	\$828	\$115,416
Paramedic	\$38,502	\$963	\$134,196
Maintenance Worker II	\$37,968	\$949	\$132,335
Sonoma Valley Hospital (1)			
Staff Nurse	\$56,306	\$1,408	\$196,250
Lab Assistant	\$25,345	\$634	\$88,338
Radiation Technician	\$44,367	\$1,109	\$154,638
Pharmacist	\$79,685	\$1,992	\$277,736
Sebastiani Vineyards			
Sebastiani Vineyards			
Worker (Union)	\$22,610	\$565	\$78,805
Union Grocery Stores			
Safeway, Ralphs, Albertsons (Union)			
Courtesy Clerk	\$16,203	\$405	\$56,474
Journeyman Food Clerk (most # of employees)	\$37,606	\$940	\$131,073
Managing Food Clerk	\$39,874	\$997	\$138,978
General Merchandising Clerk	\$25,376	\$634	\$88,446
Sonoma Valley Unified School District (3)			
Teacher	\$40,868	\$1,022	\$142,442
Director	\$85,000	\$2,125	\$296,261
Principal (6-8)	\$79,767	\$1,994	\$278,022
Administrative Assistant	\$27,786	\$695	\$96,846
HUD-Defined Income Groups-Sonoma County			
(Based on a household of 4 persons)			
Extremely Low Income (30%)	\$18,540	\$464	\$64,620
Very Low-Income (50%)	\$30,900	\$773	\$107,700
Low-Income (80%)	\$49,450	\$1,236	\$172,354
Moderate Income (below 120%)	\$74,160	\$1,854	\$258,479

(1) Assumes 30% of income devoted to monthly rent, including utilities.

(2) Assumes 33% of income devoted to mortgage payment and taxes, 95% loan @ 8%, 30 year term (property and mortgage insurance not included)

(3) Midpoint of income range.

Sources: City of Sonoma, and Vernazza Wolfe Associates, Inc.

SPECIAL NEEDS GROUPS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State housing element law (Government Code Section 65583(a)(6)). Specifically, these include senior households, persons with disabilities, large households, female-headed households, farmworkers, and the homeless. Where possible, estimates of the population or number of households in Sonoma within each group are presented.

Persons with Disabilities

Table 7 below shows the estimated number of persons with disabilities in Sonoma in 2000 based on Census data.

TABLE 7
DISABLED POPULATION FIVE YEARS AND OLDER
CITY OF SONOMA, 2000

Age	Disability	No Disability	Total Persons	Percent with Disability
5-15	32	886	918	3.5%
16-20	47	318	365	12.9%
21-64	921	3,985	4,906	18.8%
65-74	188	676	864	21.8%
Over 75	669	631	1,300	51.5%
Total Population 5 Years and Older	1,857	6,496	8,353	22.2%

Sources: 2000 Census

Table 8 below provides information on the exact nature of these disabilities. The number of disabilities in Table 8 below (3,252) exceeds the number of individuals with disabilities shown in Table 7 above (1,857), since a person can have more than one disability. Among school age children, the two most frequent disabilities are mental and self-care. For persons aged 16 to 64 years, the two most frequent disabilities are employment related and physical. Finally, for seniors, physical and go-outside-home disabilities are the most frequent. Of the general population over the age of five who reported disabilities, 1,374 (out of 1,857 persons) reported physical and/or mental disabilities in 2000.

Although these figures give a sense of the proportion of the population with different types of disabilities, a much smaller proportion of the population may actually require specially adapted housing to accommodate disabilities.

TABLE 8
TYPES OF DISABILITIES, PERSONS FIVE YEARS AND OLDER
CITY OF SONOMA, 2000

Type of Disability	Age Group						Total	
	5-15 years		16-64 years		65 years and over		Number	Percent
	Number	Percent	Number	Percent	Number	Percent		
Sensory	2	5.1%	116	7.5%	321	19.4%	439	13.5%
Physical	0	0.0%	356	22.9%	607	36.7%	963	29.6%
Mental	30	76.9%	170	10.9%	211	12.7%	411	12.6%
Self-Care	7	17.9%	49	3.1%	149	9.0%	205	6.3%
Go-Outside-Home	-	-	196	12.6%	368	22.2%	564	17.3%
Employment	-	-	670	43.0%	-	-	670	20.6%
Total Disabilities	39	100.0%	1,557	100.00%	1,656	100.00%	3,252	100.0%

Sources: 2000 Census

In addition to the population with mobility and self-care limitations, there are also individuals with mental disabilities and developmental disabilities (the developmentally disabled population includes individuals with both physical and mental disabilities). Accessibility for persons with mental disabilities may be of a lesser concern, while supportive services are more critical. Both accessibility and supportive services are needed for the developmentally disabled individuals.

Based on data provided in the 2001 Sonoma County *Continuum of Care Plan 2001* and pro-rating for the city of Sonoma based on the 2000 Census, it is possible that there is a need for 26 units for seriously mentally ill individuals within the city of Sonoma.

A primary need of the mentally disabled population is affordable housing with supportive social services. Typically, mentally ill people live on a fixed income (i.e., SSI or disability, which is approximately \$712/month). The types of housing needed include studio apartments and one- or two-bedroom apartments that permit independent living, assisted living, and shared living situations.

There are a number of services available to the mentally and physically disabled in Sonoma.

- The **County of Sonoma Mental Health Services** provides services in the city of Sonoma. A psychologist and psychiatric nurse see approximately 30 to 50 clients in Sonoma each month through a weekly appointment and drop-in service in offices located within the city. Mental health clinicians see an additional 50 clients (adults and children) in Sonoma each month.
- Each year, a service organization, **Becoming Independent**, provides assistance to approximately 45 to 50 city of Sonoma individuals who have developmental disabilities. The majority live in group homes, although some live with their families. This agency teaches residents how to live independently and safely in the community, by providing vocational training and employment services, instruction in reading, communication and money management, cooking, and how to use public transportation.
- The **Sonoma Development Center** provides an information and referral center for persons with developmental disabilities. The center offers adaptive equipment and physician referrals.
- **Community Support Network** provides services to people with mental illness. They provide support with housing, budgeting, medication management, and support for maintaining community living.

- **Community Resources for Independent Living** provides services to people with physical disabilities. The agency assists clients with legal issues, attendant care, housing resources and provides other referrals for the disabled.
- **North Bay Regional Center** is a State and federally funded agency that provides referrals for the developmentally disabled. The agency funds hundreds of providers, such as Becoming Independent, which assist the developmentally disabled.

Additional concerns related to housing for the disabled include the following:

- Adequate access to units and common areas for people with physical disabilities is needed. Current building codes incorporate the requirements of the Housing Act of 1988 and the Americans with Disabilities Act. Thus, newer housing will at least meet minimum standards for disabled access. One of the key needs for disabled persons is assistance in retrofitting older homes.
- Developmentally disabled individuals require a variety of supportive living arrangements. Becoming Independent staff identified the need for small, affordable studio apartments, apartments that accept Section 8 Vouchers, apartments located on the first floor, housing located near grocery stores, food banks and public transportation and housing located in mixed used developments.
- Access to social services for people with mental or emotional disabilities is essential.

Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. As of October 2001, the 2000 Census had not yet reported on the number of households headed by a senior. However, information is available on the number of persons over the age of 65 years as well as the number of households in which a person over the age of 65 resides. This information is presented in Table 9 below. Over one-third of all households in Sonoma included one or more senior individuals, and 24.2 percent of all persons living in Sonoma are seniors. Approximately two-thirds of the senior population is female.

Most senior households consist of a single elderly person living alone or a couple. By comparison, the percentage of single-person households is smaller among non-senior households. This information suggests that housing developments for senior households should contain larger proportions of smaller housing units than projects intended for the general population.

TABLE 9
NUMBER OF SENIORS IN SONOMA (2000)

Number of Persons 65 years and Over	2,213	Number of Households with Individuals 65 Years and Over	1,676
Seniors as a Percentage of the Total Population	24.2%		
Percentage Male	35.7%	Percentage of All Households	38.3%
Percentage Female	64.3%		

Source: 2000 U.S. Census and Vernazza Wolfe Associates, Inc.

Of all 1990 households headed by a person 65 years or older, 645 (58 percent) owned their homes and 463 (42 percent) rented. Approximately half of all non-senior households were

homeowners. These numbers indicate that seniors have a slightly higher rate of ownership than do non-senior households. In addition, although seniors account for less than one-third of all renters, they pay a higher percentage of their incomes for rent. Among non-senior renters, only about half paid 30 percent or more of their incomes for rent, in comparison to senior renters, of whom 70 percent paid 30 percent or more of their incomes for rent. Based on the 2000 Census, out of 1,591 householders at the age of 65 years or older, approximately 67 percent were owners and 33 percent or 525 householders were renters.

TABLE 10
CITY OF SONOMA, COMPARISON OF COST BURDENS BY AGE AND TENURE (1990)¹

Cost Burden Greater Than 30%	Renters		Homeowners	
	Number	Percentage of Renters	Number	Percentage of Owners
15 - 64 years	972	48.3%	965	34.7%
65 years and over	435	69.7%	645	18.8%
Total	1,407	54.9%	1,610	28.3%

Sources: 1990 Census and Vernazza Wolfe Associates, Inc.

¹This table only reflects the households for which income and rent data were available

These data indicate a need in Sonoma for programs to assist senior renters. Although there are more senior homeowners, it is the renters who experience the greatest housing needs due to fixed incomes. Senior homeowners, however, do face the problem of maintaining their homes, often on fixed incomes as well.

Although Sonoma already has five developments that provide a total of 75 subsidized rental units for seniors, and an additional 38 rent restricted units for seniors, there is an unmet need for additional subsidized and rent restricted senior apartments (see Table 21). For example, as of October 2001, there were close to 200 names on the waiting lists for these senior developments, and there is very little turnover.

Another indicator of seniors' housing needs is provided by the Sonoma County Housing Authority waiting list information for the Section 8 Voucher program. According to the Housing Authority, there are 104 Sonoma households that hold vouchers as of October 2001; of these, eight are seniors. Thirteen Sonoma households are on the Section 8 waiting list, including two that are senior households. These figures are expected to increase when the Section 8 Voucher program waiting list re-opens in January 2002.

Additional information on seniors' housing needs was provided by social service agencies. The Vintage House Senior Center reports that it receives an average of 30 affordable housing inquiries each month. The Center refers these people to a list of senior housing developments serving the city of Sonoma. However, Center staff recognizes that waiting lists are long and applicants are waiting years to secure an apartment. The Center's director affirms that the lack of affordable housing is one of the gravest problems facing seniors.

Another housing need for seniors in Sonoma is affordable residential care. The County's Council on Aging Services for Seniors, Area Agency on Aging, Senior Ombudsman's Office, Department of Mental Health, Adult Productive Services, and the Senior Advocacy Services are advocating for the establishment of affordable "Residential Care" facilities, formerly known as "Licensed Board and Care." Staff at Senior Advocacy Services defines this as housing affordable to seniors whose sole income is at the level of SSI (\$700 to \$900 per month) who need assistance in performing the tasks of daily living but do not yet require convalescent care. The Senior Ombudsman's Office also receives several calls a month from seniors or their children seeking affordable housing opportunities. The monthly fees for senior residential facilities that provide assisted living and skilled nursing cost an average of \$2800/month. Staff explained that many

seniors could manage to pay half that. However, there are many seniors who live on Social Security and receive approximately \$712/month. They cannot afford to pay for market rate residential care and need subsidized housing with daily living assistance.

Large Households

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. According to the 1990 Census, 183 households in Sonoma, or 4.7 percent of the total households, had five or more members. In 2000, approximately 3.2 percent (139) of the total households were owners with five or more persons and 0.9 percent (37) were renter households with five or more persons.

By definition, large households require housing units with more bedrooms than do smaller households. In addition, housing for large households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. Meeting these needs can pose problems, particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are typically developed with childless, smaller households in mind.

According to the 2000 Census, owner-occupied units averaged 2.2 bedrooms per unit, whereas renter-occupied units averaged 1.9 bedrooms per unit in Sonoma. Thus, for the large families that are unable to rent single-family houses, it is likely that these large renter households are overcrowded in smaller units. When planning for new multifamily housing developments, therefore, the provision of some three- and four-bedroom units is an important consideration due to the likely demand in Sonoma for a small percentage of affordable, larger multifamily rental units.

Farmworkers

Agriculture is an important part of the Sonoma County economy. The Sonoma County Employment Development Department estimates that farm employment in the county was approximately 6,500 in March 2001. This represents an increase of 500 jobs since March 2000 and represents approximately 3.3 percent of all employment estimated for the county in March 2001. ABAG's *Projections 2000* found 260 persons in the city of Sonoma employed in Agriculture and Mining jobs in 1995. According to the California Human Development Corporation (CHDC), an organization that provides services to farmworkers, there has been a tremendous expansion in grape acreage in Sonoma County, and they anticipate that the number of farmworkers will continue to rise.

Throughout Sonoma County, the low wages of agricultural workers coupled with high housing costs has created a problem. Although there are numerous vineyards in the Sonoma Valley, the city of Sonoma is a small, relatively urbanized community with limited agricultural lands within its city limits. While this is not to say that the City has no responsibility with regards to farmworker housing, the City needs to partner with Sonoma County to address farmworker housing needs.

Farmworker housing needs include year-round, subsidized rental housing as well as some type of housing to accommodate peak labor activity in the late summer through the grape harvest. This housing is needed primarily for single men. As of October 2001, there are no labor camps in Sonoma County, although CHDC operates three camps in Napa County.

CHDC advocates for more State-funded migrant farmworker housing. If this housing is not available, then individuals and families are forced to double up in apartments, converted motels,

and mobile home parks. Farmworker housing should provide opportunities for both resident and migrant farmworkers, and provide for families as well as single persons.

Vineyard Worker Services similarly advocates for affordable housing for farmworkers. Staff attests that although needs are greatest in the August to November harvest months, the need for year-round housing continues to grow as workers increasingly remain in Sonoma for the rest of the year. Concurrently, the need for family housing increases. This organization reports that some workers live out of their cars, while others live along the banks of the creeks, polluting the waters and causing ecological damage. Through a partnership with Burbank Housing and Sonoma County, Vineyard Worker Services is developing an 80-unit affordable housing complex in Agua Caliente (located to the north of Sonoma) that includes a small percentage of units earmarked for farmworkers. The farmworker units will be subsidized by a California State Farmworkers' Grant. These organizations have indicated an interest in building something similar in the city of Sonoma to accommodate workers.

Female-Headed Households

As defined by the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. The 2000 Census information released thus far indicates that there are 371 households within the city headed by a female, representing 8.5 percent of all Sonoma households. Nearly one half of these female-headed households (177) have children living with them that are under 18 years of age.

Due to lower incomes, female-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, female-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group would benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services, medical facilities, or senior services.

Families and Persons Needing Emergency Shelter

According to Sonoma County's *Continuum of Care Plan*, the majority of the homeless in Sonoma County are county residents rather than transients. The 2000 *Continuum of Care Plan* estimated that 8,215 persons were homeless in the County in 2000, of which 4,075 were single, and 4,140 were in families.

In addition, a survey was conducted of homeless persons in Sonoma County in October 2001. This survey, assisted by Sonoma State University's Anthropology Department, included visits to creek bed areas where homeless farm workers camp out. According to this survey, there were 1,450 homeless individuals, including 354 children, who were homeless at the time the survey was conducted. East County, which includes Sonoma, accounted for one percent of the homeless count, (14 persons). Although this total count of 1,450 was below the forecasted number of homeless persons (8,215) cited in the 2000 Continuum of Care Plan, it does reflect the number of homeless persons at one point in time (the week of October 19 – October 27, 2001).

Of these 1,450 homeless individuals, 67% lived in the "street" category, which includes camping in areas not designated for camping, i.e., along the river, near railroad tracks, and under bridges; sleeping in cars and substandard structures, and on sidewalks. The remaining homeless live in a sheltered situation, such as an emergency shelter, treatment facility, and transitional housing. About 22% live on fixed incomes, such as SSI and Social Security.

One of the recommendations provided by this survey is the need to prevent homelessness among persons living on fixed incomes who are disabled or elderly. Some of the people interviewed indicated that they had lost their housing because they could not afford to pay their rent. One of the survey's conclusions was that local governments should fund programs that help people who live on low, fixed incomes remain in their current housing.

It is very difficult to quantify the homeless population in a specific community due to the lack of current data. Since there is no estimate of the homeless population for the City of Sonoma, this section relies on interviews with service providers to characterize the homeless population in the City of Sonoma.

- **Friends in Sonoma Helping (FISH).** has been in operation for about thirty years. FISH operated an informal shelter for four years, offering assistance to one individual or couple at a time. The people seeking assistance lived locally and often had families. These individuals and families are not chronically homeless. The voluntary organization still occasionally helps out on a case by case basis by providing vouchers to use in motels. Although FISH does not advertise, it receives about two calls per week for shelter assistance. FISH is actively looking for another location within the city to serve the homeless of the city of Sonoma and Sonoma Valley. They plan to link the shelter with social agencies in town and provide both emergency and transitional housing for a few families, individuals, and couples.
- Staff from the **Emergency Shelter Program (the "Winter Armory Shelter)**, located in Santa Rosa, report that approximately 86 clients (out of a total of 4,344 persons) in the last eight years have come from Sonoma Valley (including the city of Sonoma, Glen Ellen and Boyes Hot Springs). This unduplicated count is approximately two percent of the total. Information from intake forms completed by these residents indicate that about three-quarters are male, the median age is around 40, over 80 percent are unemployed, 35 percent are disabled, and 29 percent are substance abusers.
- **Catholic Charities**, through its Family Support Network Program, operates a 28-bedroom shelter in Santa Rosa that serves approximately 200 families per year. In FY 2000-2001, staff reported that three families (11 individuals) from the city of Sonoma stayed at the shelter.
- **The California Human Development Corporation (CHDC)** implements the Homeless Services Program for Sonoma County. CHDC served approximately ten Sonoma clients over the last three years assisting them with job placement and securing affordable rental housing. According to CHDC, the City of Sonoma lacks a much needed homeless shelter and landlords willing to participate in the rental assistance portion of the Homeless Services Program. The majority of landlords that were approached by CHDC did not want to rent to the homeless. CHDC also seeks and administers grants for homeless individuals. Individuals are given (as a grant) \$1,000 for rent deposit and \$500 per month for two years. The County of Sonoma Department of Human Services provides the funds for this program which may expire in June 2002.
- **Shelter Solutions** is an ad hoc committee responsible for recommending homeless issue solutions to the City of Santa Rosa and Sonoma County. It works closely with the Sonoma County Task Force on homelessness, but it is a separate entity. The City of Sonoma has contributed Community Development Block Grant Funds (CDBG) towards capital expenditures for replacing the existing National Guard Armory homeless shelter. The Sonoma County Community Development Commission and the Sonoma County Task Force on the Homeless are investigating (in 2001) the possibility of acquiring a site near the city limits of Santa Rosa for constructing a new homeless shelter.

It is likely that homeless persons in the city of Sonoma seek services and shelter in other areas, such as Santa Rosa, since there are few organizations outside of Santa Rosa that provide assistance to homeless individuals. Historically, many social service organizations and resources have located in Santa Rosa. Elsewhere in the county, there is a need for many different types of shelter solutions for the homeless and those at risk of becoming homeless.

PROJECTED HOUSING NEEDS

State law requires each city and county in its housing element to plan for its fair share of regional housing needs at all income levels. A community's "fair share" of housing is calculated in a regional context by the local council of governments, which in the case of Sonoma is the Association of Bay Area Governments (ABAG). As shown in Table 10, the Association of Bay Area Governments (ABAG), in its final Regional Housing Needs Determination (RHND) figures, allocated Sonoma 684 housing units for the period from 1999 to 2006. This total allocation includes 403 units within the city limits and 281 units within the unincorporated sphere of influence (SOI). The timeframe for this RHND process is January 1, 1999, through June 30, 2006, (a seven and a half year planning period). The allocation is equivalent to a yearly need of 91 housing units for the 7_-year time period.

The methodology for distributing regional housing needs in ABAG's *Regional Housing Needs 1999-2006* "takes into account" growth in terms of both households and jobs as projected in *Projections 2000*. This growth is weighted 50 percent for households and 50 percent for jobs (Jobs/Housing Balance adjustment) to determine a regional allocation factor (the share of regional growth) for each jurisdiction to be applied to the Regional Goal Number received from HCD. ABAG also distributes the share of housing to each jurisdiction by income category. The methodology used for this distributes the share of each jurisdiction's need by moving each jurisdiction's income percentages 50 percent toward the regional average.

TABLE 11
SONOMA REGIONAL HOUSING NEEDS DETERMINATION (RHND) BY INCOME,
1999-2006

Total	Very Low	Low	Moderate	Above Moderate	Average Yearly Need (7.5 years)
684	146	90	188	260	91
100.00%	21.3%	13.2%	27.5%	38.0%	-

Source: Association of Bay Area Governments (ABAG), Regional Housing Needs 1999-2006 Allocation, Final Official Release 3/15/2001

Table 12 below shows the total 1999-2006 RHND allocation and the 1999 estimated housing unit count for the city of Sonoma, Sonoma County and the entire nine-county ABAG region. When applied to the 1999 DOF estimate of 4,665 housing units in the city of Sonoma, the 684 total housing unit allocation for 1999-2006 is equivalent to a 14.7 percent total increase, or a 1.8 percent annual average growth rate for the 7_-year period.

Sonoma's RHND allocation represents 3.1 percent of the total Sonoma County RHND of 22,313. This share is slightly higher than Sonoma's percent share (2.6) of the total Sonoma County housing stock in 1999. Sonoma's 1999 housing stock represented 0.18 percent of the total 1999 Bay Area regional housing stock. However, Sonoma has been assigned a RHND equivalent to 0.30 percent of the regional total, a share that is more than one and a half times its share of the current regional housing stock. By comparison, Sonoma County's 9.7 percent share of total ABAG area RHNG is about 36 percent higher than its 7.13 share of the 1999 regional housing stock).

Sonoma's annual average growth rate of 1.8 percent implied in its RHND is somewhat higher than Sonoma County's implied growth rate (1.57 percent) and about one and a half times the growth rate of 1.17 percent implied for the entire Bay Area region. This growth rate is determined by ABAG's *Projections 2000*.

TABLE 12
RHND FOR SONOMA, SONOMA COUNTY AND ABAG REGION, 1999-2006

Jurisdiction	Regional Housing Needs (Units) Allocation - Current Jurisdictional Boundaries				1999 Housing Units			Allocated Growth	
	Total	% of County Share	% of Regional Share	Average Yearly Need (7.5 years)	1999 Housing Units (DOF)	% of County Share	% of Regional Share	% Total Growth: 1999-2006	Annual Average Growth Rate: 1999- 2006
Sonoma	684	3.07%	0.03%	91	4,665	2.59%	0.02%	14.66%	1.84%
Sonoma County	22,313	100.00%	9.67%	2,975	180,415	100.00%	7.13%	12.37%	1.57%
ABAG Regional Total	230,743	-	100.00%	30,766	2,529,529	-	100.00%	9.12%	1.17%

Sources: Association of Bay Area Governments (ABAG), Regional Housing Needs 1999-2006 Allocation, Final Official Release 3/15/2001; California Department of Finance (DOF), *Official State Population and Housing Estimates, January 1, 2000 (Table E-5)*

Table 13 shows the RHND allocation by income compared to the units built, under construction, and approved in Sonoma from 1999 through June 30, 2001. It also shows the net remaining RHND allocation after accounting for these new units. A net total of 315 additional units remain to be built by June 2006 to meet Sonoma's RHND allocation, based on 230 units built, 230 units under construction, and 227 units approved from January 1, 1999, through June 30, 2001.

TABLE 13
ADJUSTED SONOMA REGIONAL HOUSING NEEDS DETERMINATION BY INCOME

	Very Low	Low	Moderate	Above Moderate	Total (1)
Total Allocation	146	90	188	260	684
Units Built: 1999-2001	0	20	8	202	230
Under Construction	23	14	15	178	230
Approved Projects	0	3	26	198	227
Net Allocation (2001-2006)	123	53	139	0	315

Source: City of Sonoma Planning Division

(1) Note: Total for net allocation is based on sum of net allocations by income group.

UNITS AT-RISK OF CONVERSION

State law requires that housing elements include an inventory of all publicly assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential during the current planning period (January 1, 1999, through June 30, 2006) and the subsequent five years (July 1, 2006 through June 30, 2011).

Information on assisted housing units at risk of conversion during this and successive planning periods was provided by the *2000 Sonoma County Consolidated Plan* and the City of Sonoma. As of writing of this report, Village Green II, a 34-unit senior housing project, is the only assisted project at risk of conversion to market rate rents. The project sponsor has filed a notice of intent to pre-pay the FmHA loan that funded the project, which means that it will convert to market-rate unless the City or a non-profit housing organization is able to negotiate and fund its continued affordability. The City is currently investigating options in this regard.

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

This section provides an analysis of the land available within the city of Sonoma and its Sphere of Influence (SOI) for residential development and compares this to the City's assigned need for new housing. In addition to assessing the quantity of land available to accommodate the city's housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

Inventory of Vacant Sites

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

Tables 15, 16, and 17 summarize the estimated residential unit development potential of land within Sonoma's city limits and Sphere of Influence (SOI) as of July 1, 2001. The tables break down the developable land into two categories: 1) residential designations, and 2) other designations, including mixed-use and commercial districts available for residential development. It also shows the housing density range for each General Plan designation that allows residential uses.

Parcels in the inventory fall into three categories:

- 1) parcels that are vacant and available for development – the development potential of these parcels is calculated by multiplying the parcel acreage by the maximum residential density allowed under the land use designation.
- 2) parcels that are vacant and have the capacity for one single-family housing unit – development potential for these parcels is calculated at one unit per parcel.
- 3) parcels that are under-utilized or redevelopable parcels – the development potential of these parcels is calculated by multiplying the parcel acreage by the maximum residential density allowed under the land use designation and then subtracting the number of residential units currently on the parcel. Under-utilized parcels are defined as those where a portion of the site is vacant and there is development potential. Redevelopable parcels were identified by City staff as those where there are older or low-value uses with the potential to be redeveloped within the RHND timeframe (i.e., by June 30, 2006).

Table 14 below inventories parcels that have residential units under construction (as of July 1, 2001) or that have approved residential units. The 457 total units consist of 230 units under construction and 227 units in approved projects (see also Table 13). All of the units are within city limits.

TABLE 14
RESIDENTIAL UNITS UNDER CONSTRUCTION OR APPROVED, 2001

		Plan Density		Under Construction/ Approved		
		Density Range (DU/ acre)	Maximum Density (DU/ acre)	Parcels	Acreage	Units
Residential Designations						
Hillside Residential	HR	0 - 1	1	0	0.0	0
Rural Residential	RR	0 - 2	2	0	0.0	0
Low Density Residential	LDR	2 - 5	5	2	0.8	3
Sonoma Residential	SR	3 - 8	8	110	31.3	176
Medium Density Residential	MDR	6 - 10	10	37	4.3	47
High Density Residential	HDR	9 - 12	12	26	2.0	29
Housing Opportunity	HO	15 - 20	20	1	1.4	23
Mobile Home Park	MHP	0 - 7	7	0	0.0	0
Subtotal		-	-	176	39.8	278
Non-Residential Designations						
Mixed Use	MU	0 - 12	12	63	2.6	66
Commercial	C	0 - 15	15	6	1.5	15
Gateway Commercial	GC	0 - 15	15	2	3.4	98
Subtotal		-	-	71	7.5	179
Total		-	-	247	47.3	457

Sources: City of Sonoma Planning Division, Mintier & Associates

Notes: Land use acreage is current as of July 1, 2001.

Table 15 below shows that there is a residential development potential ("holding capacity") within city limits of 535 housing units on residentially-designated land and an additional potential of 213 units on mixed use/commercial land available for residential uses, for a total holding capacity of 748 housing units. Of this total, there is a holding capacity of 441 units on vacant land, 88 units on vacant parcels with the potential for single-family units, and 219 units on under-utilized/redevelopable parcels.

TABLE 15
ESTIMATED RESIDENTIAL DEVELOPMENT POTENTIAL
BASED ON EXISTING GENERAL PLAN DENSITIES
CITY OF SONOMA - CITY LIMITS, 2001

		Plan Density		Vacant Parcels			Vacant Parcels w/ Single-Family Potential			Under-Utilized/ Redevelopable Parcels			Total Potential Units		
		Density Range (DU/ acre)	Max- imum Density (DU/ acre) (1)	Parcels	Acreage	Units at max- imum density	Parcels	Acreage	Units	Parcels	Acreage	Units	Parcels	Acreage	Units
Residential Designations															
Hillside Residential	HR	0 - 1	1	9	38.7	39	0	0.0	0	0	0.0	0	9	38.7	39
Rural Residential	RR	0 - 2	2	0	0.0	0	11	7.2	11	0	0.0	0	11	7.2	11
Low Density Residential	LDR	2 - 5	5	5	6.8	34	74	26.1	74	4	1.8	7	83	34.6	115
Sonoma Residential	SR	3 - 8	8	3	18.4	147	0	0.0	0	1	7.2	55	4	25.6	202
Medium Density Residential	MDR	6 - 10	10	13	12.2	122	3	0.5	3	6	5.7	43	22	18.4	168
High Density Residential	HDR	9 - 12	12	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Housing Opportunity	HO	15 - 20	20	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Mobile Home Park	MHP	0 - 7	7	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Subtotal				30	76.1	342	88	33.8	88	11	14.7	105	129	124.5	535
Non- Residential Designations															
Mixed Use	MU	0 - 12	12	9	5.9	35	0	0.0	0	16	17.9	78	25	23.7	113
Commercial	C	0 - 15	15	5	5.3	40	0	0.0	0	11	6.3	31	16	11.5	71
Gateway Commercial	GC	0 - 15	15	2	3.2	24	0	0.0	0	1	1.4	5	3	4.5	29
Subtotal				16	14.3	99	0	0.0	0	28	25.5	114	44	39.8	213
Total				46	90.4	441	88	33.8	88	39	40.1	219	173	164.3	748

Sources: City of Sonoma Planning Division, Mintier & Associates

Notes: Land use acreage is current as of July 1, 2001.

(1) Residential capacity on mixed use/commercial land is estimated at half of maximum density)

Table 16 below shows that there is a holding capacity within the SOI of 248 housing units on residentially-designated land and an additional potential of 72 units on mixed use/commercial land available for residential uses, for a total holding capacity of 320 housing units. Of this total, there is a holding capacity of 66 units on vacant land and 254 units on under-utilized/redevelopable parcels.

TABLE 16
ESTIMATED RESIDENTIAL DEVELOPMENT POTENTIAL
CITY OF SONOMA - SOI, 2001

		Plan Density		Vacant Parcels			Parcels w/ Single-Family Potential			Under-Utilized/Redevelopable Parcels			Total Potential Units		
		Density Range (DU/acre)	Maximum Density (DU/acre)	Parcels	Acreage	Units at maximum density	Parcels	Acreage	Units	Parcels	Acreage	Units	Parcels	Acreage	Units
Residential Designations															
Hillside Residential	HR	0 - 1	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Rural Residential	RR	0 - 2	1	1	1.9	4	0	0.0	0	6	11.1	13	7	13.0	17
Low Density Residential	LDR	2 - 5	1	1	1.2	6	0	0.0	0	3	3.3	12	4	4.4	18
Sonoma Residential	SR	3 - 8	1	1	7.1	56	0	0.0	0	7	20.8	157	8	27.9	213
Medium Density Residential	MDR	6 - 10	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
High Density Residential	HDR	9 - 12	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Housing Opportunity	HO	15 - 20	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Mobile Home Park	MHP	0 - 7	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Subtotal			3	3	10.2	66	0	0.0	0	16	35.1	182	19	45.3	248
Non-Residential Designations															
Mixed Use	MU	0 - 12	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Commercial	C	0 - 15	0	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Gateway Commercial	GC	0 - 15	0	0	0.0	0	0	0.0	0	6	11.4	72	6	11.4	72
Subtotal			0	0	0.0	0	0	0.0	0	6	11.4	72	6	11.4	72
Total			3	3	10.2	66	0	0.0	0	22	46.5	254	25	56.7	320

Sources: City of Sonoma Planning Division, Mintier & Associates

Notes: Land use acreage is current as of July 1, 2001.

(1) Residential capacity on mixed use/commercial land is estimated at half of maximum density)

Table 17 below shows that there is a combined holding capacity in both Sonoma's city limits and SOI of 783 housing units on residentially-designated land and an additional potential of 285 units on mixed use/commercial land available for residential uses, for a total holding capacity of 1,068 housing units. Of this total, there is a holding capacity of 507 units on vacant land, 88 units on vacant parcels with the potential for single-family units, and 473 units on under-utilized/redevelopable parcels.

TABLE 17
ESTIMATED RESIDENTIAL DEVELOPMENT POTENTIAL
CITY OF SONOMA – CITY LIMITS AND SOI, 2001

		Plan Density		Vacant Parcels			Parcels w/ Single-Family Potential			Under-Utilized/Redevelopable Parcels			Total Potential Units		
		Density Range (DU/acre)	Maximum Density (DU/acre)	Parcels	Acreage	Units at maximum density	Parcels	Acreage	Units	Parcels	Acreage	Units	Parcels	Acreage	Units
Residential Designations															
Hillside Residential	HR	0 - 1	1	9	38.7	39	0	0.0	0	0	0.0	0	9	38.7	39
Rural Residential	RR	0 - 2	2	1	1.9	4	11	7.2	11	6	11.1	13	18	20.2	28
Low Density Residential	LDR	2 - 5	5	6	7.9	40	74	26.1	74	7	5.0	19	87	39.1	133
Sonoma Residential	SR	3 - 8	8	4	25.5	204	0	0.0	0	8	28.0	212	12	53.5	416
Medium Density Residential	MDR	6 - 10	10	13	12.2	122	3	0.5	3	6	5.7	43	22	18.4	168
High Density Residential	HDR	9 - 12	12	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Housing Opportunity	HO	15 - 20	20	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Mobile Home Park	MHP	0 - 7	7	0	0.0	0	0	0.0	0	0	0.0	0	0	0.0	0
Subtotal				33	86.2	408	88	33.8	88	27	49.8	287	148	169.8	783
Non-Residential Designations															
Mixed Use	MU	0 - 12	12	9	5.9	35	0	0.0	0	16	17.9	78	25	23.7	113
Commercial	C	0 - 15	15	5	5.3	40	0	0.0	0	11	6.3	31	16	11.5	71
Gateway Commercial	GC	0 - 15	15	2	3.2	24	0	0.0	0	7	12.8	77	9	15.9	101
Subtotal				16	14.3	99	0	0.0	0	34	36.9	186	50	51.2	285
Total				49	100.6	507	88	33.8	88	61	86.7	473	198	221.0	1,068

Sources: City of Sonoma Planning Division, Mintier & Associates

Notes: Land use acreage is current as of July 1, 2001.

(1) Residential capacity on mixed use/commercial land is estimated at half of maximum density)

Suitability of Land for Development

Each of the parcels in the inventory was analyzed by City staff for potential development constraints. The following four categories of potential constraints were examined:

- 1) Access issues
- 2) Parcel configuration (flag lot, narrow lots, etc.)
- 3) Environmental constraints/hazards (wetlands, floodplains, heritage trees, noise, steep slopes, soils, drainage, etc.)
- 4) Availability of public services (water, sewer, etc.)

Each parcel was rated based on each of these constraints, with a score assigned to each constraint. Each category was rated on a scale of 1 to 4 (unconstrained, moderately constrained, constrained, or undevelopable).

The following table summarizes the results of this analysis. As shown in the table, significant development constraints (a rating of 3 – “constrained” or 4 – “undevelopable”) affect only a small fraction of the developable land inventory. The majority of parcels that are affected are in areas outside city limits within the SOI, where the provision of public services is constrained as of the writing of this report.

TABLE 18
SUMMARY OF DEVELOPMENT CONSTRAINTS

Constraint Category	Parcels
Access	7 parcels/ 9.6 acres rated “constrained”; none rated “undevelopable”
Configuration	3 parcels/ 1.2 acres rated “constrained”; 1 parcel/ 0.05 acres rated “undevelopable”
Environmental	6 parcels/ 22.9 acres rated “constrained”; (1 parcel/ 4.9 acres in SOI); none rated “undevelopable”
Services	15 parcels/ 30.2 acres rated “constrained” (all within SOI); none rated “undevelopable”

Sources: City of Sonoma Planning Division, Mintier & Associates
Notes: Land use acreage is current as of July 1, 2001.

ANALYSIS OF AVAILABLE LAND VERSUS PROJECTED NEEDS BY HOUSING TYPE AND INCOME GROUP

As shown in Table 13, Sonoma has a remaining RHND allocation (after subtracting units already built, under construction, and approved) of 315 housing units for the 2001-2006 planning period. The breakdown by income group is: 123 very low-income units, 53 low-income units, and 139 moderate-income units. There is no remaining need for above moderate-income units.

As shown previously in Table 17, Sonoma has a total residential holding capacity of 1,068 housing units on General Plan land use designations allowing residential development. This capacity is over three times Sonoma’s remaining RHND allocation of 315. As shown in Table 15, Sonoma has a residential holding capacity within city limits of 748 units. This capacity is about 2.4 times Sonoma’s remaining RHND allocation of 315.

Because capacity for housing production exceeds Sonoma’s total need for new housing during the remaining Housing Element planning period (2001-2006), a primary objective for the City over the Housing Element planning period will be to provide adequate sites to accommodate the

housing needs of very low- and low-income households. The California Department of Housing and Community Development (HCD) assumes, in general, that the higher the density, the more affordable the housing. It is HCD's position that local jurisdictions can facilitate and encourage affordable housing development by allowing development at higher densities, which helps to reduce per unit land costs.

Sonoma's Housing Opportunity (15 to 20 units per acre), Mixed Use (12 units per acre maximum), Commercial (15 units per acre maximum), and Gateway Commercial (15 units per acre maximum) designations allow development at densities that support multifamily residential development. The Mobile Home Park designation (7 units per acre maximum) also provides for lower-cost housing. However, there is no vacant land remaining in the Housing Opportunity and Mobile Home Park designations. While the Mixed Use, Commercial, and Gateway Commercial designations allow residential development at maximum densities of 12 to 15 units per acre, it is not clear that these sites would meet the City of Sonoma's obligation to provide sites suitable for the production of needed housing affordable to very low- and low-income households without density increases. These sites will likely facilitate development of the net remaining allocation of 139 moderate-income units. The density range for the Housing Opportunity designation (15 to 20 units per acre; and up to 24 units per acre with a 25 percent density bonus) is more amenable to the development of housing affordable to very-low and low-income households. In order to provide the potential for the 176 net remaining housing unit allocation for very low- and low-income units (see Table 12), 8.8 acres of vacant Housing Opportunity-designated land would have to be made available (assuming development at 20 units per acre).

GOVERNMENTAL CONSTRAINTS

Governmental actions affect the cost and provision of housing in numerous ways, both directly and indirectly. The following review examines the primary local governmental constraints on housing development, with the intent of identifying opportunities for removing or mitigating barriers to the extent feasible.

Fees

Planning-Related Fees

Planning fees are charged by the City upon the submittal of any application for a discretionary development approval, such as a use permit, minor subdivision, or planned unit development permit. Table 19 lists the City's planning fee schedule (as of October 2001) for various residential development applications. These fees vary, from \$450 for Initial Studies, to \$800 for PUDs. As a percentage of the total cost of any residential development project, these fees are relatively minor; most of them do not increase as the size of a project increases, and those that do increase are not significant in comparison to the total value of a project.

TABLE 19
PLANNING FEE SCHEDULE, 2001

Procedure	Fee
Public Notice	\$50.00
Tentative Parcel Map	\$325.00 + \$50 per lot
Tentative Subdivision Map	\$475.00 + \$50 per lot
Minor Use Permit	\$250.00
Major Use Permit	\$425.00
Temporary Use Permit	\$25.00
Variance	\$250.00
Planned Unit Development	\$800.00
Rezoning	\$450.00
General Plan Amendment	\$650.00
Prezoning/Annexation	\$575.00
Modifications of an Approved Plan	\$225.00
Environmental Review (Initial Study)	\$450.00
Design Review (Major)	\$250.00
Design Review (Minor)	\$100.00
Design Review (Alteration)	\$50.00
Design Review (Landscaping Plan)	\$50.00
Design Review (Demolition or Relocation)	\$125.00
Building Plan Review	\$30.00

Source: City of Sonoma Planning Division, 2001

Table 20 shows the planning fees charged for selected residential projects in Sonoma. In each of the three examples used, the cost per residential unit is a very small percentage of the total value of the project.

TABLE 20
PLANNING FEES FOR TYPICAL PROJECTS, 2001

Three-lot subdivision	Fee	Total	Cost Per Unit
Parcel Map	\$475.00		\$158.33
Initial Study	\$450.00	\$925.00	\$150.00
Two-unit apartment in Commercial Zone	Fee	Total	Cost Per Unit
Use Permit	\$425.00		\$212.50
Design Review	\$100.00	\$525.00	\$50.00
24-unit PUD	Fee	Total	Cost Per Unit
Rezoning	\$450.00		\$18.75
Tentative Map	\$1,675.00		\$69.79
PUD	\$800.00		\$33.33
Design Review	\$250.00		\$10.42
Initial Study	\$450.00		\$18.75
EIR	\$35,000.00	\$38,625.00	\$1,458.33

Source: City of Sonoma Planning Division, 2001

Table 21 shows the planning and development fees charged for selected residential projects in Sonoma. In each of the three examples used, the cost per residential unit is a very small percentage of the total value of the project.

TABLE 21
FEES FOR RESIDENTIAL DEVELOPMENT, 2001

	Single Family Dwelling (2,600 sq. ft.)	Detached Unit in P.U.D. (2,100 sq. ft.)	Attached Unit in P.U.D. (1,700 sq. ft.) (apts. or condos)
Construction Valuation:			
Building Permit	\$1,956.95	\$1,665.75	\$1,324.15
Plan Check	\$1,373.42	\$1,164.64	\$927.00
Miscellaneous	\$1,017.50	\$853.18	\$689.52
Subtotal	\$4,347.87	\$3,683.57	\$2,940.67
Capital Improvement¹	\$614.00 (3-bed)	\$614.00 (3-bed)	\$478.00 (2-bed)
Impact Fee	\$966.00	\$966.00	\$966.00
Subtotal	\$1,580.00	\$1,580.00	\$1,444.00
Water Connection (new main)	\$6,110.00	\$6,110.00	\$4,930.00
School Impact (\$2.05/sq. ft.)	\$5,330.00	\$4,305.00	\$3,485.00
Sewer Connection	\$8,109.30	\$8,109.30	\$6,487.44
Subtotal	\$19,549.30	\$18,524.30	\$141,902.44
Total Fees	\$25,477.17	\$23,787.87	\$19,287.11

Source: City of Sonoma Planning Division, 2001

(1) Based on number of bedrooms.

Construction-Related Fees

Fees for residential construction fall into five major groups: building permit fees, city impact fees, water connection fees, school impact fees, and sewer connection fees. The first three are set and collected by the City of Sonoma, while school fees are set and collected by the Sonoma Valley Unified School District, and sewer fees are charged by the Sonoma Valley County Sanitation District. Although the amounts involved may be reasonable individually, collectively these fees represent a significant cost component in the price of a new home. Table 20 illustrates the typical fees associated with a single-family residence and detached and attached units in a Planned Unit Development.

The City has used restraint in setting its own fees. While building permit fees have grown incrementally over the years, the increases have been in line with other comparably sized communities. The town's largest fees, the Capital Improvement Fee and the Impact fee, have not been increased in several years. (proceeds from the Capital Improvement Fee and the Impact Fee go into the Capital Improvement Fund and are used for infrastructure improvements such as road maintenance and storm drain upgrades). In an effort to reduce the potential impact of City fees on affordable housing development, the City has a policy of exempting affordable units from building permit and plan check fees, the Capital Improvement Fee, and the Impact Fee. These fees are reimbursed by redevelopment funds to ensure that the savings for affordable units are not charged to market rate units. Water fees are set at a level to ensure that the water system is self-sufficient.

Two of the highest fees are charged by other jurisdictions, the school district and the sanitation district. School impact fees are regulated by State law. The local school district charges at the upper level of what the State allows because the school system is approaching capacity and the funds are needed to provide additional classroom space. The sanitation district sets its fees with the goal of ensuring that the district is self-sufficient. Its fees have increased considerably in recent years to cover the cost of capital expenditures.

Building Codes

New construction and renovation in Sonoma must meet the requirements of the 1997 Uniform Building Code (UBC), which was adopted by the City in 1998. The City of Sonoma has not made any amendments to the UBC. However, the City did adopt new fire sprinkler requirements in 1999 requiring that *all* new buildings install a sprinkler system.

The City lacks the resources to conduct regular surveys to identify violations of the building codes. Instead, the City relies on public complaints of alleged violations. Once a violation has been confirmed by City staff, the City's primary recourse for securing compliance is the abatement process. The City receives approximately three to four phone inquiries per year regarding housing code violations.

Public Improvements

Typical public improvements required by the City for residential development include: 1) reconstruction of curb, gutter, sidewalk and street; 2) installation of separate sewer mains and laterals; 3) installation of separate water service; 4) provision of private underground utility services (gas, electricity, cable T.V., telephone) to each lot; 5) installation of street trees and street lighting; 6) development of storm drains and related facilities; and 7) provision of asphalt or concrete paving for all parking and driveway areas. These improvements are standard for most cities since most local governments cannot afford to pay for the improvements necessitated by new development and can, therefore, charge improvement fees, as long as the fees charged are reasonably related to the cost of providing the improvements.

Planning Application Requirements

Many forms of housing development, including residential developments of four or more units and specialized housing types such as shelters and transitional housing, require a discretionary planning permit such as a use permit or a subdivision approval. Although the Planning Division is primarily responsible for administering the planning permit process, there is close coordination with all branches of the City government, including the Public Works Division, the Building Division, the City Engineer, the Police Department, and the Fire Department. Outside agencies and organizations may also play a role in the review process, depending upon the circumstances of the application. (For example, the State Department of Fish and Game would participate in the review of a project involving wetlands, while Caltrans would have a say in developments involving changes with the right-of-way associated with State Highway 12.)

The planning permit requirements associated with various types of housing developments are shown in Table 22 below.

TABLE 22
PLANNING PERMIT REQUIREMENTS

Type of Development	Review Authority and Permit Type		
	Planning Commission		Design Review Commission
	Use Permit	Parcel Map or Tentative Map	Design Review
Single-family residence on an existing lot.	No	No	No
Duplex on an existing lot.	No	No	No
Four-plex (rental)	Yes	Yes	Yes
10-lot Single-family subdivision	Yes	Yes	Yes
24-unit Planned Unit Development	Yes	Yes	Yes
12-unit Condominium	Yes	Yes	Yes
6-unit Transitional Housing Facility	Yes	Yes	Yes
Emergency Shelter	Yes	Yes	Yes

Source: City of Sonoma Planning Division, 2003

Applications involving more than one approval by a review authority (e.g., the Planning Commission) are processed concurrently. For example, a Planned Unit Development, requires both a subdivision map and a use permit. The Planning Commission, which is the review authority for those types of permits, hears and acts upon both permit requests at the same time. Design review, which is conducted by the Architectural Review Commission, is typically completed in one or two meetings. The City Council does not have review authority with respect to planning permit applications unless a decision by Planning Commission or the Architectural Review Commission is appealed.

To apply for a planning permit, an applicant must submit a complete application, which includes an application form, the application fee, and the specific submittal requirements associated with the particular application. For example, a use permit application requires that the applicant provide a project narrative describing the proposal, a site plan, and (for new development) project elevations. An application for a subdivision requires the submittal of a tentative map. The specific requirements associated with a given application are listed on the application form. The City of Sonoma employs as single form for all types of planning applications in order to simplify the process for applicants.

Design Review

The design review of new multi-family development is conducted by the City's Design Review Commission (DRC), a five-member citizen commission that normally meets once each month. Design review normally encompasses three areas: 1) architecture; 2) colors and materials; and, 3) landscaping. The design review process begins after a project has received planning approval (i.e., a use permit or tentative map). The applicant is required to submit a one-page application form, the application fee, and drawings documenting proposed building designs, colors, materials, and landscaping. The application is evaluated by the DRC in a public meeting. The applicant has the option of conducting the review in stages (e.g., having the architecture colors and materials reviewed at one meeting and having the landscaping reviewed at another meeting) or all at once. Usually, only one or two meetings are necessary to receive an approval.

Currently, the DRC makes use design guidelines set forth in the City's Development Code that address site plan elements, building types and materials appropriate to Sonoma. Although they are reasonably detailed and give an applicant practical guidance as to the City's expectations with regard to design, they are necessarily somewhat subjective. In addition, as mandated by state law, the City has adopted a low-water use landscaping ordinance that sets forth requirements applicable to the landscaping associated with new development. This ordinance makes use of a quantified "water budget" approach that gives applicants maximum flexibility in selecting plant types as long as an overall water use limit is met.

Processing Time

The time it takes to move a residential development from an initial application to a final planning approval (e.g., tentative map or use permit approval) can have a significant effect on housing prices because of the costs of carrying the land. In Sonoma, processing times for smaller residential developments (those of four units or less) have not increased substantially over the last five years. It normally takes an application of this kind only two to three months to be decided. Somewhat larger projects, of five to twenty units, for which negative declarations are approved, are typically processed within three months of application.

The processing times for larger-scale developments, however, are longer, especially for those for which an environmental impact report (EIR) is required. There are several factors responsible for this increase in processing time. The requirements of the California Environmental Quality Act (CEQA), which governs the preparation of EIRs, have grown increasingly complex and the standards for legal adequacy have become more rigid. As a result, the City and its environmental consultants must spend considerable time in document preparation to ensure that the EIR is legally adequate. In addition, public involvement in the EIR process has increased, which also leads to additional time in document preparation since all public comments must be addressed. Delay may also result when developers do not submit information needed for the review process in a timely manner. Some applicants have delayed their own projects for months in this way.

A project for which an EIR is required normally takes one and a half years to process, but it can take up to three years if there are special environmental circumstances involved, such as the presence of vernal pools. For example, the review process for the Sonoma Valley Oaks/Eastside Estates Unit III developments, the most recent developments for which an environmental impact report was prepared, took about three and one-half years to complete. The City has taken the position that it is critical to take the time needed to prepare a complete and legally defensible EIR, since in many cases the EIR is subjected to litigation. The City takes seriously its responsibility to process applications in a timely way, but it will require action by the State with regard to the reform of environmental laws to significantly shorten the environmental review process.

One method that the City has instituted, with partial success, to expedite environmental review is the "Expanded Initial Study," which provides a detailed assessment of potential impacts for a development project prior to the decision on whether to prepare an EIR. The expanded initial study may show that a negative declaration is appropriate or it may find that there are significant impacts associated with the project which cannot readily be mitigated, resulting in the requirement of an EIR. While the preparation of an expanded initial study is something of a gamble from the applicant's point of view, if an EIR is eventually needed, the analysis that goes into the study may shorten the EIR preparation period. In some cases this approach has worked to mitigate potential impacts while avoiding the need for an EIR. A recent example of a residential project for which a mitigated negative declaration was prepared is the MacArthur Village development, a 26-unit development proposed for a 4.8-acre site. The application for this project

was filed in September 2000 and planning approvals were granted in August 2001, a review process of almost one year.

The effect of the City's Growth Management Ordinance (GMO) on processing times is discussed below in the analysis of policy constraints.

Infrastructure and Services

Wastewater Treatment

Wastewater treatment and collection services for the City of Sonoma are provided by the Sonoma Valley County Sanitation District (SVCSD or "District"), which is administered by the Sonoma County Water Agency (SCWA). Encompassing not only the city, the District extends from Glen Ellen south to the outlying residential communities surrounding the city of Sonoma, encompassing approximately 4,700 acres within its sphere of influence.

Wastewater produced within the SVCSD is treated at the District's wastewater treatment plant (WWTP), which is located south of the city on Eighth Street East. The plant has a rated, dry weather capacity of 3.0 million gallons per day (mgd), as defined by the District's National Pollution Discharge Elimination System (NPDES) operating permit issued by the San Francisco Bay Regional Water Quality Control Board (RWQCB) in 1998. Average dry weather flow (ADF) at the WWTP in 2001 is just under this 3.0 mgd limit, so the SCWA has begun planning to expand treatment capacity as needed to serve buildout of the service area.

Between November 1st and April 30th of each year, the WWTP's treated effluent is discharged directly into Schell Slough, a tidal estuary at the southern end of Schell Creek. During the summer months, when there is no freshwater runoff in Schell Creek to regularly flush the estuary, effluent is stored in ponds for reuse as pasture irrigation, wetland enhancement, and vineyard irrigation. Following the recent completion of pond improvements and storage expansion, the water reclamation program now uses all of the effluent produced during the summer.

The WWTP also has a series of equalization basins that are used to temporarily store incoming, untreated wastewater when rainy season conditions significantly increase the flow volume. Because this increase consists primarily of freshwater, it is more easily treated by the WWTP, substantially increasing the plant's capacity. When incoming flows, which, in recent years, have been as high as 14.8 mgd, exceed capacity, wastewater is diverted to the equalization basins until the peak subsides.

To help control the growth of wastewater production, the SVCSD adopted a water conservation program in 1994 that encourages the installation of low water use toilets in existing homes. For each new equivalent single-family sewer connection, the program requires replacement of either 10 - 5 gallon per flush toilets or 16 - 3.5 gallon per flush toilets with ultra low-flow 1.5 gallon per flush toilets. In lieu of retrofitting, developers can pay a \$1,500 surcharge for each new connection. This money is then used to fund a companion program that directly pays homeowners to retrofit their own toilets.

As of January 2002, the Regional Board has placed no restrictions on continued operation of the District's treatment plant. In order to meet expected demands on treatment capacity stemming from projected development within the service area, the District is implementing its water conservation program in an effort to lower ADF and it is actively working to expand both treatment capacity and reclaimed water storage capacity at the WWTP. In addition, the District is exploring options aimed at achieving zero discharge by expanding the use of reclaimed water for irrigation and/or environmental restoration.

Water Supply

The City of Sonoma purchases the bulk of its potable water from the Sonoma County Water Agency (SCWA or Water Agency). The SCWA draws water from gravel beds along the Russian River in the vicinity of Forestville. Transmission mains distribute this water throughout the SCWA service area, with final delivery to the City of Sonoma via the Sonoma Aqueduct through the Valley of the Moon Water District. The City's contract with SCWA as of 2001 provides for a peak month, average delivery rate of 3.3 million gallons per day (mgd), with no annual limit on total water purchases by the City. Sonoma's SCWA supply is supplemented by a system of five groundwater wells that provide a potable water source in the event that aqueduct deliveries are interrupted or are otherwise unable to meet demand.

Projections prepared for the City's 1995 General Plan Update and for the 1997 Sonoma Redevelopment Area Plan Project Amendment estimated that the population within the City's Sphere of Influence would increase to between 10,100 and 10,800 by the year 2005. If the 1996 rate of peak month, per capita water use is used for these projections, then total demand would be expected to increase to between 3.262 and 3.488 mgd. If no well water is used to supplement SCWA aqueduct deliveries, total peak month water use in the year 2005 would equal between 99 percent and 106 percent of the City's existing SCWA allocation as of 2001.

This anticipated city of Sonoma capacity shortfall is also expected to occur throughout the SCWA service area. As a result, the Water Agency has designed (and completed a draft of the EIR for) a proposed Water Supply and Transmission System Project that is slated for implementation over a 20-year period beginning in 1998. The project, which is to be funded through a combination of rate increases and revenue bond financing, consists of four principal components:

- Expansion of the Agency's existing Russian River withdrawal facilities, coupled with an increase in SCWA's right to divert Russian River water for domestic use.
- Enhancement of an underground storage aquifer in the Santa Rosa plain to provide a standby, emergency water supply.
- Construction of capacity improvements to the Agency's existing aqueduct and storage facilities.
- Implementation of a water conservation program throughout the SCWA service area.

SCWA expects that these system improvements will provide sufficient capacity to meet all of its water contractors' water needs through the year 2015, and all monthly water deliveries are proposed to be increased accordingly. Project implementation will be phased over the 20-year life of the program, with individual components (e.g., a new section of aqueduct or a new Russian River collector) brought on line as needed to meet increased demand.

The City of Sonoma's 3.3 mgd peak month limit on water deliveries as of 2001 is based on its capacity allocation within the Sonoma Aqueduct, which the City shares with the Valley of the Moon Water District. The Water Supply and Transmission System Project proposes to increase Sonoma's peak month entitlement to 6.3 mgd and to increase Valley of the Moon's entitlement from 4.7 to 8.5 mgd. This will require a substantial increase in the existing aqueduct capacity, so the Project now calls for installation of the first section (approximately 6.5 miles) of a new Annadel-Sonoma aqueduct in the years 2002-03. Although this will not be a complete line, it will provide a substantial amount of parallel capacity that will permit increased water deliveries to the

City of Sonoma by the beginning of the next decade. Additional segments will be completed over the next 15 years, with final improvements to the booster pumping station that pressurizes the aqueduct scheduled for 2015-16. It appears that these proposed aqueduct improvements, coupled with an increase in SCWA's water supply capacity, will permit the Water Agency to meet all of the City of Sonoma's water needs for at least the next 20 years.

Policies

Growth Management Ordinance

Sonoma's residential growth control system—the Growth Management Ordinance or GMO—was adopted in 1980 based on a computer model that examined various rates of growth against the City's ability to maintain an appropriate level of services. As a result of this analysis, the City established a growth ordinance allowing an average of 100 units per year. The ordinance also includes a one-time exemption for 200 senior housing units. Key provisions of the system are as follows:

- Control occurs at the planning approval stage, or “front-end,” of the development process through an annual distribution of allotments.
- Projects of fewer than five (5) units, which are defined as “small developments,” may be processed at any time, but the number of units in such projects are counted against the succeeding year's available allotment.
- Developments of five (5) units or more that do not otherwise qualify as “infill developments” (defined as “large developments”) are processed on a first-come/first-served basis depending on their place on a “Pre-Application Waiting List.” There is no fee to get on the list; all that is required is a preliminary development plan and the authorization of the property owner. A one-page form is used to record pre-applications.
- The ordinance defines a “development year” over the course of which units are counted and allotments are distributed as described below. The development year runs from September 1st to August 31st.
- Each September, the City Council distributes allotments from a 100-unit pool, as follows: first, the number of small developments approved during the previous twelve months is subtracted; then, 35 allocations are reserved for potential “infill” developments, next, developments which have received some but not all of their allotments receive additional allotments (up to 25 per year); lastly, projects on the waiting list receive allotments (up to 25 per project). Allotments are distributed until either the pool is used up or there are no more projects in line to receive them.
- The 35 allocations for “infill” development are made available for that development year on a first-come, first-served basis to projects of 15 units or fewer that are proposed for sites that have been within city limits for at least three years and that fully develop the site.
- Large developments may receive a maximum of 25 allotments per development year (in order to prevent one project from taking an entire year's allocation). However, a project only needs one allotment to become eligible to file a planning application.
- Once a potential development on the waiting list receives allotments, the prospective developer has three years to file an application; otherwise, the allotments are forfeited.

Forfeited allotments may be added to the following year's allocation pool, at the discretion of the City Council. The City Council has not followed a consistent policy in re-allocating forfeited allotments. In some cases, such allotments have been added to allocation pool, but in others they have not. However, since the GMO has been put into place, an average of 88 units per year have been built (based on building permit records). Since it is natural for some allotments to go unused based on changed development plans for given sites, this shows that forfeiture of allotments has not been a critical issue in developing housing in Sonoma.

- In cases where a development is denied or withdrawn, any allotments accumulated by such developments are generally added to the following year's allocation pool.
- In years when not all of the 100-unit allotment pool is used, the remainder (up to 50 units) is carried over to the allotment pool for the following year.
- Based on the length of the waiting list in 2001, a large project (i.e., 5 or more units) entering the list today might have to wait three years before receiving any allotments.
- Although over the long term the 100-unit per year average is maintained, the system may result in some peaks in actual construction because of varying market conditions or a group of approved projects all building at the same time.
- Until November 1993, when this exemption was removed, projects in which 100 percent of the units were affordable were exempt from the processing restrictions; however, the units were eventually counted in the year they would have been eligible to begin processing had the project been market-rate.

The processing exemption for affordable units was a powerful incentive, generating applications for affordable developments which otherwise might not have been made. Nonetheless, the City Council removed the exemption in 1993, primarily because of public concern that low-income housing would be concentrated in a few areas, rather than integrated throughout the city and interspersed within individual developments. Ultimately, the City Council determined that the exemption was no longer encouraging the development of affordable housing, but instead was generating more opposition to such developments. Although the incentive for 100 percent affordable developments has been removed, Policy 1 and Implementation Measure 2 of the 1995 Housing Element directed, through the revision of the Growth Management Ordinance, that incentives be provided for mixed market-rate/affordable developments and that affordable projects be exempted from processing restrictions on a case-by-case basis. Since then, the City has approved all requests for exemptions for projects with an affordable housing component.

Since the Growth Management Ordinance allows for 100 units to be built per year and the remaining allocation for 2001-2006 is 315 units (as shown in Table 12), the ordinance will not prohibit the City from meeting its target housing needs allocation.

Mobile Home Rent Control

The City Council adopted a mobile home rent control ordinance that took effect January 2, 1993. This ordinance limits rent increases to a maximum of 60 percent of the increase in the consumer price index. This ordinance will ensure stable rents for those residents of the mobile home parks who are not on long-term leases (in excess of 12 months), but it is not known whether the existence of the ordinance will discourage the future development of mobile home parks in Sonoma. A more serious constraint is that there is no vacant land designated for that use.

Land Use and Zoning Regulations

The Development Code (adopted in 2003) establishes the following residential zoning districts in Sonoma: the HR zone (Hillside Residential - allowing densities of up to 1 units per 10 acres); the RR zone (Rural Residential - 2 units per acre); the LDR zone (Low Density Residential - 2 to 5 units per acre); the SR zone (Sonoma Residential - 3 to 8 units per acre); the MDR zone (Medium Density Residential - 6 to 10 units per acre); the HDR zone (High Density Residential - 9 to 12 units per acre); the HO zone (Housing Opportunity - 15 to 20 units per acre) and the MHP zone (Mobile Home Park - 7 units per acre).

The City's land use and zoning regulations—including the standards for setbacks, lot coverage, open space, building height, and parking requirements—are predicated on the community's general desire for lower densities and plentiful open space, but the standards are not so restrictive as to preclude opportunities for higher density housing. Table 23, below, summarizes the basic standards for the City's residential zoning districts.

TABLE 23
ZONING/DEVELOPMENT STANDARDS

Zone Description	Zone	Setbacks (Front/Rear/Side) (ft.)	Coverage	Open Space	Height (ft.)	Parking (spaces per unit)
High Density Residential	HR	15/15/15	50%	None	30	1
Rural Residential	RR	30/30/50	40%	None	35	1
Low Density Residential	LDR	20/20/15	40%	None	30	1
Medium Density Residential	MDR	20/15/15	50%	Minimum of 500 s.f.	30	1 (SF), 1.5 (MF)
High Density Residential	HDR	15/15/15	50%	Minimum of 500 s.f.	30	1.5
Sonoma Residential	SR	Varies with unit	40%	Minimum of 500 s.f.	30	1 (SF), 1.5 (MF)
Housing Opportunity	HO	15/15/15	60%	Minimum of 500 s.f.	30	1.5
Mobile Home Park	MHP	20/20/15	50%	Minimum of 500 s.f.	30	1.5

Source: City of Sonoma Zoning Ordinance, 1997

Table 24 shows a sample of recent affordable projects, including the Firehouse Village and Cabernet Apartments, and demonstrates how the City's open space and coverage standards have permitted the development of affordable housing.

The following summarizes the open space requirements for the Zoning Districts that apply to these examples:

- *Medium Density Residential (MDR)*: (for duplexes and multi-family residential only) minimum useable private open space per unit - 500 square feet unless the Planning Commission finds that the quality of common open space provided justifies a lesser amount.
- *Housing Opportunity (HO)*: (for multi-family residential only) minimum useable private open space per unit - 500 square feet unless the Planning Commission finds that the quality of common open space provided justifies a lesser amount.
- *Mixed Use (MX)*: (applicable to residential component only) minimum useable private open space per unit - 250 square feet unless the Planning Commission finds that the quality of common open space provided justifies a lesser amount.

The City does not normally conduct architectural review for single-family units. There is, however, architectural review for all multi-unit projects of more than two units and all PUDs (including landscape review). The City also requires that all front yards and the street side of all corner lots be appropriately landscaped and maintained.

TABLE 24
COMPARISON OF SELECTED AFFORDABLE PROJECTS

Project	Units	Coverage	Open Space	General Plan Land Use Designation	Zoning District
Firehouse Village	29	30%	38%	Housing Opportunity	Housing Opportunity (HO)
Casa Primera	13	27%	49%	Medium Density Residential	Medium Density Residential (MDR)
Setzer Apartments	8	25%	30%	Medium Density Residential	Medium Density Residential (MDR)
Maysonnave Apartments	10	23%	57%	Mixed Use	Mixed Use (MX)
Cabernet Apartments	7	32%	57%	Medium Density Residential	Medium Density Residential (MDR)

Source: City of Sonoma Planning Division

The City requires properties developed under the Mixed Use (MU) land use designation to include a housing component that comprises at least 50% of the total proposed building area in a new development. The Development Code allows residential uses in the Mixed Use (MX) zone. The Zoning Ordinance also conditionally permits residential developments in the CO (Commercial) and GCO (Gateway Commercial) zoning districts. Stand-alone residential development is permitted in the MX, CO, and GCO zoning districts.

Since the 1995 Housing Element, the City has made the following changes to the Zoning Ordinance and other development regulations:

- New development is required to exceed the minimum density specified for applicable site zoning.
- All residential development of five or more units are subject to an inclusionary requirement to provide at least 10 percent of the total lots for affordable housing in the low and moderate income categories. In the SR zone, any development of five or more units is required to provide at least 20 percent of the total lots for housing in the low and moderate income categories. At least 50 percent of the affordable lots or units of any residential development of five or more lots or units in the SR zone need to be affordable to households in the low income category.
- New residential districts, such as the Housing Opportunity (HO) zone, have been created to specifically identify sites suited to higher density development, allowing maximum densities of up to 20 units per acre.
- Offices are no longer allowed in multi-family zones.

- Mixed-use development is encouraged in selected commercial areas, especially in the downtown and other retail and service centers.
- The maximum lot coverage allowed has been increased to 60 percent in the Housing Opportunity Site designation and increased to 50 percent in the High Density Residential designation.

These measures were coordinated with Community Development Element policies and the Land Use Plan for the 1995 General Plan revision.

Second Unit Ordinance

Sonoma's second unit ordinance, adopted in 1985, made second units subject to use permit review and established criteria regarding size, appearance and provision of off-street parking. Along with these typical standards, the ordinance allowed second units only in conjunction with a main residence that is at least 10 years old and made second units subject to an affordability agreement with the City so that, if rented, they are rented at the very low, low, and moderate income levels. Second units are counted under the Growth Management Ordinance, although they were not subject to the waiting list requirement. When the City recognized that the age restriction, the affordability restriction, and the counting of the units under the GMO were contrary to State law, these provisions were removed in a Zoning Ordinance revision that took place in 1995, pursuant to implementation measures contained in the Housing Element. In 2003, in compliance with changes to state law, Sonoma amended its regulations to define circumstances and criteria in which second units may be allowed administratively, without a requirement for use permit review.

Persons with Disabilities

The following describes the City of Sonoma's current (July 2002) regulations and practices for accommodating persons with disabilities:

- The City adopted the 1997 version of the Uniform Building Code (UBC) in 1998. The City has not made any amendments to the UBC, including any amendments to accommodate persons with disabilities. However, the 1997 UBC already addresses requirements mandated by the Americans with Disabilities Act (ADA).
- The City has not adopted any universal design elements in its building code; however, the City is proposing measures to encourage barrier-free design in the Housing Element Policy Document.
- The City does not have any processes for individuals with disabilities to make requests for reasonable accommodations with respect to zoning, permit processing, or building laws. However, the City is proposing reasonable accommodation measures in the Housing Element Policy Document.
- The City has reviewed or is reviewing its zoning laws, policies, and practices for compliance with fair housing law. Sonoma is currently (as of July 2002) engaged in a comprehensive update of its development regulations. As a part of this, the City will ensure that the regulations are consistent with fair housing law. The City has reviewed its current Zoning Ordinance to ensure that the regulations are consistent with fair housing and to ensure that supportive housing and other group living situations are able to be located with a minimum of regulatory barriers. This analysis is presented below.

Residential Care Homes and Facilities

The City's Development Code contains regulations pertaining to permitted uses, conditionally permitted uses, lot requirements, lot coverage, setbacks, open space, height requirements and special regulations for each of the basic and overlay zoning districts. The statement of purpose for each zoning district is the definition of the corresponding land use designation found in the Community Development Element of the *1995-2005 Sonoma General Plan*.

Convalescent hospitals and nursing homes are listed as conditionally allowed uses in the Medium Density Residential (MDR), the High Density Residential (HDR), the Commercial and the gateway Commercial zones. These uses are subject to the same physical standards and regulations (e.g., height, setbacks, lot coverage) as are applied to other uses in those zoning districts. The fact that nursing homes have been approved in the Medium Density Residential zone and the Gateway Commercial zone show that these standards are not an impediment. In accordance with State law, group homes for six persons or fewer are allowed as of right in residential zones, while group homes of a larger occupancy are subject to use permit review. Group homes are not subject to special zoning standards; only the standards applicable to any other use within the district are applied.

Housing Programs

Sonoma has been a leader in the provision of affordable housing since 1980, when the City Council adopted a density bonus policy that, at one point, exceeded State requirements. Sonoma's policy now allows a density bonus of 25 percent.

Another effective incentive to encourage affordable housing development has been the exemption of affordable units from the processing restrictions of the Growth Management Ordinance. Affordable housing developments also benefit from priority permit processing and the waiver of building permit fees, which are reimbursed by the Community Development Agency (CDA), the City's redevelopment agency. Many of the affordable housing developments listed in Table 24 have benefited from these favorable City policies.

Sonoma has also established inclusionary housing requirements. For residential developments of five or more units, a 10 percent inclusionary requirement is imposed. Units subject to this requirement must be affordable to moderate-income households. In the Sonoma Residential district, the inclusionary requirement is 20 percent. For this zone, 10 percent of the inclusionary units must be affordable to moderate-income households, and 10 percent must be affordable to low-income households. Cost offsets are provided through fee reimbursement and, potentially, the density bonus policy.

In addition to providing developer incentives, the City has actively developed and acquired affordable housing projects, utilizing redevelopment funds:

- In 1986, the City completed construction of Sonoma Creek Apartments, a 34-unit senior affordable apartment complex, developed with CDA funds.
- The CDA purchased a partly completed 13-unit development (Casa Primera), completed the project, and sold the units at an affordable rate to first time homebuyers.
- The City has also developed partnerships with private developers for the provision of affordable housing, in which the City has extended its "soft-second" loan program to privately developed affordable housing projects. Two ownership developments have

already been constructed through this partnership arrangement, the 16-unit Marcy Court and the 18-unit Palm Court.

- Another affordable development, the 34-unit Sonoma Commons, began construction in 1995. This project, which received Community Development Block Grant funds obtained by the City, as well as redevelopment assistance, provides ownership opportunities for very low- and low-income households. As of November 2001, the first phase is completed, and Burbank Housing Development Corporation has begun construction of Phase 2.
- Community Development Block Grant funds were also used by the City, in addition to redevelopment funds, to purchase the Maysonnave property, as a site for 10 affordable senior apartments, which are now occupied and experience very little turnover among residents.
- Finally, Firehouse Village, a 30-unit, affordable rental development, will be completed by December 2001 and also benefited from City assistance including a density bonus and the Growth Management Ordinance exemption.

Affordable developments have served local needs as demonstrated by the fact that about 80 percent of the buyers of these units (and 100 percent of senior renters) were already living or working in the Sonoma Valley. The local economy has a large service sector, with many jobs in which the wages are not commensurate with the inflated housing market.

As a means of efficiently managing its affordable housing commitments, the City Council in 1991 established the Sonoma Community Housing Corporation, a non-profit entity with an appointed board. The corporation is responsible for managing the City's senior apartment complex, administering the soft-second loan program, and screening potential residents to ensure that affordable units are only rented or sold to households which meet the City's adopted income criteria. This board also implements the City's policies of non-discrimination in housing developments it participates in and disseminates information on fair housing laws to the community-at-large.

In addition to offering housing development incentives and programs, the City is active in the preservation of the existing affordable housing stock, of which the town's 487 mobile home units are a key element. These units represent an important stock of senior affordable housing: They cost far less than traditional housing types and the space rental is typically much lower than for stick-built housing. In order to maintain these units at an affordable level and in good condition, the City Council has adopted a mobile home rent control ordinance.

There are other programs administered by the Sonoma County Community Development Commission and the Sonoma County Housing Authority that benefit Sonoma residents. One example is the Mortgage Credit Certificate Program (MCC), which was authorized via Section 25 of the IRS code. This program is targeted to households whose incomes do not exceed 115 percent of area median income. This program permits the City to issue tax credit certificates for a portion of the mortgage interest paid by first-time homebuyers. Sonoma County administers the program, and the City of Sonoma pays a nominal administrative fee. However, the buyer and the lender cover most of the direct expenses. So far, 10 buyers have used this program. However, eight of the ten buyers received their MCCs between 1993 and 1997. As of 2001, there are few MCCs being issued since the program does not work well in the high cost Sonoma housing market. However, when Sonoma Commons is completed by Burbank Housing Development Corporation in Spring 2002, it is likely that the MCCs could be useful for buyers of these affordable units.

In addition, rental assistance is available from the Sonoma County Housing Authority through the Section 8 Voucher Program. In November 2001, 104 Sonoma residents received rental assistance from this program, which is funded by the U.S. Department of Housing and Urban Development (HUD). Of these 104 Sonoma residents, 41 have disabilities, and eight are seniors.

Assisted Housing Projects in Sonoma

In addition to these ongoing housing programs, approximately 231 affordable units have been developed from 1983 to November 2001, and 62 units are under construction or in the planning stages as of November 2001. Table 25 presents detailed information on these housing units, including waiting list information for rental units. There are a total of 146 rental units affordable to very low-, low-, and moderate-income renters. In addition, 85 affordable ownership units have been developed.

Funds for Preserving Units At-Risk of Conversion

The City will be establishing a fund for the preservation of at-risk units through the Community Development Agency's Low-Moderate Housing Fund.

TABLE 25
LIST OF SUBSIDIZED AND RESTRICTED AFFORDABLE HOUSING UNITS

Name of Development	Year Built	Tenure	Sponsor	Address	Number of Units	Second Units	Target Group(s)	Funding Source(s)	Expiration Date/Resale Restrictions
Subsidized Units									
Cabernet Apartments <i>Waiting List: 14 (very little turnover)</i>	1988	Rental	Burbank Housing Development Corporation	510-550 Seventh Street West	7		Very low-Income Elderly	CDBG, CDA Funds/Burbank Housing Funds, CHFA financing	2018
Casa Primera	1992	Ownership	Lely Construction	805 First Street West	13		Family	CDA and HUD/FHA Financing	2035
Sonoma Creek Apartments <i>Waiting List: 150 (4 to 5 years)</i>	1987	Rental	Sonoma Creek Senior Housing Corporation (City owned)	703-841 Oregon Street	34		Very Low-Income Elderly	HUD/202, CDBG, CDA	Project Lifetime
Village Green II <i>Waiting List: 35 (only 3 units turnover annually)</i>	1983	Rental	Joe Bachellor	650 Fourth Street	34		Elderly	CDBG, FmHA 515	2002
Firehouse Village <i>(Almost 300 applications submitted for 30 units)</i>	2001	Rental	Burbank Housing Development Corporation	560-620 Second St. West	30		Very Low- and Low-Income Family	Density Bonus, GMO Exemption, CDA, CDBG, Tax Credits	Project Lifetime
Inclusionary and Density Bonus Units									
Balma	1992	Rental	Evelyn Balma	571 Oregon Street	2		Family	Density Bonus	2022
Sonoma Commons (Phase I)	1995	Ownership	NBA/Lely Construction	820 West Spain Street	14		Family	Density Bonus Program, GMO Exemption	2035
Frances Gardens	1983	Ownership	Stephen Rusteika	840 W. Spain Street	1		Family		
Marcy Court	1991	Ownership	Lely Construction	1225 Broadway	16		Family	Density Bonus; GMO Exemption; CDA Down payment Assistance	2035; resale restrictions
Palm Court	1992	Ownership	Lely Construction	905 W. Spain Street	18		Family	Density Bonus; GMO Exemption; CDA Down payment Assistance	2035; resale restrictions
270 First Street East Apartments <i>Waiting List: 3 to 4, but very little turnover.</i>	1996	Rental	Donahue	270 First Street East	10		Elderly	Bonus Density GMO Exemption	2025
673 First Street West Apartments		Rental	Donahue	673 First Street West	8		Elderly	Density Bonus; GMO Exemption	2025
Sonoma Hills	1996	Rental	Auburn Manor Holding Corp.	405 W. MacArthur Street	20		Elderly		2026

Name of Development	Year Built	Tenure	Sponsor	Address	Number of Units	Second Units	Target Group(s)	Funding Source(s)	Expiration Date/Resale Restrictions
Fryer Creek Village 1	1996	Ownership	Various	219 Newcomb Street	4		Family	Density Bonus; GMO Exemption	2035
Waterstone	2000	Ownership	Waterford Assoc.	252, 262 Newcomb	2	2	Family		
Manor Place	1998	Ownership	Waterford Assoc.	1122 Manor Drive		1	Family		
Troy Lane	2001	Rental		Troy Lane		1			
Affordable Housing Projects Currently in Review or Approved as of November 2001									
Sonoma Valley Oaks		Not determined	Larwin	20405 Fifth Street East	9	1	Small Family		30 Years
Eastside Estates Unit 3		Not determined	Taylor-Woodrow	20305 Fifth Street East	9	2	Small Family		30 Years
Fryer Creek Village 2		Ownership	Various	219 Newcomb Street	2		Family	Density Bonus; GMO Exemption	2035
London Mixed Use Development		Rental	Kelly London	19230 Son. Hwy.	1		Small Family		30 Years
Lynch Office/Apartments		Rental	Bill Lynch	135 W. Napa Street	1		Small Family		30 Years
MacArthur Village		Ownership	Ryder Homes	201 E. MacArthur Street	6		Family		30 Years
Sonoma Commons Phase 2		Ownership	Burbank Housing	820 W. Spain Street	20		Family		30 Years
Sonoma Lofts 2 - Live/Work Development		Ownership	Rick Deringer	649 First Street West	3		Small Family		30 Years
Sonoma Lofts 3		Ownership	Rick Deringer	623 First Street West	1		Small Family		30 Years
Bainbridge PUD		Ownership	Peter Strinberg	184 Leveroni Road	1		Family		30 Years
Titus Subdivision		Rental	Taylor-Woodrow	865 E. Napa Street	3	3	Small Family		30 Years

Sources: Vernazza Wolfe Associates, 2000 Sonoma County Consolidated Plan, and the City of Sonoma.

NON-GOVERNMENTAL CONSTRAINTS

Land Value

Perhaps the most significant non-governmental constraint on the cost and provision of housing in Sonoma is its location in the Bay Area, one of the most expensive housing markets in the nation. According to the Multiple Listing Service (MLS), the median sales price for single-family homes as of October 2001 was \$385,000 in Sonoma. In 1998, the median sales price was \$235,000. This represents a total annual average increase of over 13 percent.

Construction Costs

According to the Bay Area Council, construction costs which include both labor and materials are considered the largest component in the final sales price of a home. According to a local developer, construction costs typically range from \$110 to \$130 per square foot. Therefore, total construction costs for a typical 2,600 square foot home could range between \$286,000 and \$338,000.

Interest Rates and Ability to Pay

Interest rates have a measurable effect on a household's ability to purchase housing, especially those with moderate- or low-incomes. While rates in late 2001 were at historically low levels, it is difficult to predict how long this situation will last.

Table 26 illustrates the effect of interest rates on home purchasing power for very low-, low- and moderate-income households, assuming down payments of both 20 percent and 5 percent.¹ It is clear from this table that, as interest rates rise, households at all income levels cannot afford to purchase a home that was affordable at lower interest rates. In fact, an increase in mortgage interest rates from 6 percent to 10 percent, effectively reduces purchasing power by approximately 30 percent.

If a household can afford a 20 percent down payment, then it can afford to purchase a more expensive home than it can with a 5 percent down payment. However, this assumes that a household has saved sufficiently to cover a larger down payment. For example, assuming a 6 percent interest rate, a low-income household (at 80 percent AMI) would be able to purchase a home priced at \$257,693. However, this household would need to save over \$51,000 to cover a 20 percent down payment. By comparison, if this same household purchased a home with a 5 percent down payment, it could only afford a house that cost \$217,004. However, it would only need savings of approximately \$11,000.

Most lower-income households that purchase housing today likely use 95 percent loans that are available from lenders that have created special loan categories for lower-income households. These programs also help the lenders meet Community Reinvestment Act (CRA) objectives.

¹ Additional costs of homeownership, including property taxes, property insurance (and mortgage insurance for the 95 percent loans), and utilities are not included in this table. If these were included in Table 22, the effect would be to either increase the percentage of income paid for housing costs (which lenders frequently allow) or decrease the purchase price that buyers could afford.

TABLE 26
INTEREST RATES AND HOME PURCHASING POWER(1)

	Very Low-Income (50% AMI)	Low-Income (80% AMI)	Moderate-Income (120% AMI)
Annual Income	\$30,900	\$49,450	\$74,160
Maximum Monthly Housing Cost (30% of Income)	\$773	\$1,236	\$1,854
Maximum Purchase Price with 20% Down Payment			
6% Interest	\$161,163	\$257,693	\$386,540
7% Interest	\$145,235	\$232,225	\$348,338
8% Interest	\$131,684	\$210,558	\$315,837
9% Interest	\$120,087	\$192,015	\$288,023
10% Interest	\$110,105	\$176,054	\$264,081
Maximum Purchase Price with 5% Down Payment			
6% Interest	\$135,716	\$217,004	\$325,507
7% Interest	\$122,303	\$195,558	\$293,337
8% Interest	\$110,892	\$177,312	\$265,968
9% Interest	\$101,126	\$161,697	\$242,546
10% Interest	\$92,720	\$148,256	\$222,384

(1) Based on four-person household, 30-year loan, and 30% of household income devoted to housing costs.

Source: Vernazza Wolfe Associates, Inc.

Availability of Financing

Financing has not been an issue for home sales in the past several years. Buyers can select from an array of loan options with competitive rates. Construction lending requirements are tougher, but construction loans are also available in Sonoma. The main problem for builders has been the high cost of land in the last several years, and not the cost of financing.

Housing prices have risen sharply in the last three to four years, although there are signs in the greater San Francisco Bay Area that this inflated market may be cooling. At the same time, interest rates have dropped, so that fixed rate 30-year mortgages were available in late 2001 for between 6 percent and 6.5 percent, and variable rate mortgages were below 6 percent.

Lending for the construction of subsidized housing and the sale of affordable units presents special problems, since appraisers and banks have difficulty in working with the rent limits, equity caps, and re-sale restrictions typically imposed to ensure long-term affordability. These difficulties are often compounded by State and Federal requirements for maintaining affordability. The problems are not insurmountable, however, and special financing programs are available from both private lending institutions and the State of California.

OPPORTUNITIES FOR ENERGY CONSERVATION

State housing element law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less money is available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and may have to choose between basic needs such as shelter, food, and energy.

Energy price fluctuations in the late 1990s and energy price increases in early 2001 combined with rolling electricity blackouts have led to a renewed interest in energy conservation. As energy

costs rise, it becomes increasingly important to provide a range of energy conservation measures, from the community-wide to the project-specific.

The 1995 General Plan addresses this issue in several ways, including the basic land use strategy of confining future development to a compact area within and adjacent to existing city limits, thereby reducing driving times and encouraging alternatives to auto use. To the same end, the Land Use Element locates mixed-use and multi-family residential development in and around service and commercial areas. Small, neighborhood-scale commercial development is proposed to serve existing residential areas. At the project level, the City's Subdivision Ordinance requires, pursuant to State law, that developments be designed to maximize opportunities for solar heating and cooling.

At the level of individual structures, California has adopted extremely thorough energy conservation requirements, particularly for residential construction. These requirements are enforced by the City's Building Department. All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 1998 (effective date of July 1, 1999). Energy efficiency requirements are enforced by local governments through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is submitted.

REVIEW OF EXISTING HOUSING ELEMENT

The following section reviews and evaluates the City's progress in implementing the 1995 Housing Element. It reviews the results and effectiveness of programs, policies and objectives for the previous Housing Element planning period.

Table 27 below shows the total number of all housing units by type that were built in the City of Sonoma in the previous planning period from 1995 to 2000.

TABLE 27
HOUSING PRODUCTION BY TYPE
PREVIOUS HOUSING ELEMENT PLANNING PERIOD: 1995-2000

	Built: 1995-2000
Income	
Very Low-Income	0
Low-Income	30
Moderate-Income	24
Above Moderate-Income (Market Rate)	437
Total	491
Unit Type	
Single-Family	131
Multifamily	89
Attached PUD	0
Detached PUD	184
Second Unit	7
Congregate Care	80
Live-Work	0
Total	491

Source: City of Sonoma Planning Division

Table 28 below compares the 1995 Housing Element program objectives (Five-year Action Plan) for housing units for the 1995 to 2000 period to the housing by income type actually produced during that period.

TABLE 28
COMPARISON OF 1995 HOUSING ELEMENT PROGRAM OBJECTIVES TO HOUSING PRODUCTION,
PREVIOUS HOUSING ELEMENT PLANNING PERIOD: 1995-2000

	Very Low	Low	Moderate	Above Moderate	Total
1995 Five-Year Action Plan Objectives	15	77	88	194	374
Total Built: 1995-2000	0	30	22	428	480

Sources: City of Sonoma Planning Division

As shown in Table 29 below, most of the existing Housing Element policies have either been accomplished or are ongoing. However, the City has made little progress in implementing Policy 5, which addresses special housing needs, and no progress has been made with Policy 18, which addresses the retrofitting of existing houses with energy and water conservation features.

As shown in Table 30 below, most of the existing Housing Element programs have been accomplished or are ongoing as well. However, Programs 8, 9, 11, 22, 25, and 27 have not been accomplished and have either not been initiated or fully implemented.

TABLE 29
EVALUATION OF EXISTING CITY OF SONOMA HOUSING ELEMENT POLICIES

Policy	Evaluation
1	<i>Accomplished:</i> The Growth Management Ordinance has been amended to allow for the exemption of projects that provide affordable housing and to allow for more infill development. These changes serve to promote the provision of a variety of housing types at different income levels.
2	<i>Accomplished/Ongoing:</i> Through the planning and design review process, residential developments are evaluated in terms of both variety and compatibility.
3	<i>Accomplished/Ongoing:</i> The Planning Commission has approved developments at the maximum allowed density within the Housing Opportunity Designation and the High Density Residential zoning districts. The Planning has consistently encouraged the provision of higher densities with regard to projects proposed in the Medium Density Residential and Mixed Use zoning districts, to the extent compatible with neighborhood conditions.
4	<i>Ongoing:</i> The Planning Commission has pushed developers to increase densities and reduce unit sizes; however, even to the extent that these efforts have been successful, market-produced housing is still generally quite expensive and is rarely available at an affordable level (i.e., affordable to very low, low, and moderate income households).
5	<i>Incomplete:</i> Little progress has been made in implementing this policy. Recently, the City Council agreed to participate in a local task force that will conduct a needs assessment and propose solutions with regard to the provision of an overnight shelter and/or transitional housing.
6	<i>Accomplished/Ongoing:</i> The Zoning Ordinance has been updated to provide for mixed-use development. In a comprehensive revision of zoning and subdivisions that was underway in 2001, regulations and guidelines that address live-work development have been drafted.
7	<i>Accomplished/Ongoing:</i> This policy has been accomplished by amending the Zoning Map in conformance with the Land Use Plan of the 1995 General Plan and by the encouragement provided by the Planning Commission and the City Council to mixed-use and multi-family residential developments in the downtown area.
8	<i>Accomplished/Ongoing:</i> The Planning Commission encourages the provision of second units. Since the adoption of the 1995 General Plan, only two applications for second units have been denied.
9	<i>Accomplished:</i> The Zoning Ordinance reflects the General Plan policy regarding density bonuses. Density bonuses for affordable developments have consistently been granted when requested.
10	<i>Accomplished/Ongoing:</i> The City complies with all applicable State and Federal fair housing policies in the administration of its affordable housing program. Information on fair housing laws and on rent mediation programs offered by Sonoma County is kept at the front counter at City Hall so that it can be provided to housing developers and to interested citizens.
11	<i>Ongoing:</i> General Plan amendments are evaluated in terms of consistency with Housing Element policies and their effect on the City's ability to meet housing needs.
12	<i>Accomplished/Ongoing:</i> Affordable developments sponsored by the City are implemented in partnership with non-profit organizations that specialize in the development and management of affordable housing.
13	<i>Accomplished/Ongoing:</i> Within the historic zone, demolitions are subject to the review and approval of the Architectural Review Commission in order to prevent the removal of historic and architecturally significant residences.
14	<i>Accomplished/Ongoing:</i> The City continues to implement its program for requiring the reinforcement of identified unreinforced masonry buildings. In addition, the City has implemented a low-interest loan program for the seismic bracing of mobile homes.
15	<i>Ongoing:</i> The City's Subdivision Ordinance restricts the conversion of existing rental units into condominiums.
16	<i>Ongoing:</i> The City has implemented a low interest loan program to encourage the renovation of mobile homes within local mobile home parks. In addition, the City's Mobile Home Rent Review Board continues to implement mobile home rent control.
17	<i>Ongoing:</i> Remodelings or additions that increase the floor area of an existing residence by 50% or more are subject to the review and approval of the Architectural Review Commission. In an ongoing update of City zoning regulations, floor area ratio limits are being developed to ensure that remodelings and additions do not exceed an appropriate scale.
18	<i>No Progress:</i> The City does not offer any programs in this regard.
19	<i>Accomplished/Ongoing:</i> Changes were made to the Zoning Ordinance following the adoption of the 1995 General Plan to make it easier for property owners to apply for minor exceptions to setback requirements in order to allow for the rehabilitation of non-conforming structures.
20	<i>Accomplished/Ongoing:</i> Zoning regulations have been updated to require design review of all residential developments of five or more units.
21	<i>Accomplished/Ongoing:</i> The City Council has adopted public notice procedures that exceed the requirements of State law by providing citizens with greater lead-time and expanding the notification area.

Source: City of Sonoma Planning Division

TABLE 30

SUMMARY OF ACCOMPLISHMENTS UNDER

EXISTING CITY OF SONOMA HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Implementation Program	Accomplished?	Notes
1 Require that all developments of five or more units designate 10% of the total number of units in the development as affordable to low or moderate income households.	<i>Accomplished/ Ongoing</i>	This requirement is implemented in the City's Zoning Ordinance.
2 Incorporate incentives for mixed market-rate/affordable residential developments which provide affordable housing beyond the mandated inclusionary component. Affordable residential developments planned, funded, constructed and administered by the City through the Community Development Agency shall be exempt from growth management processing restrictions.	<i>Accomplished/ Ongoing</i>	The Growth Management Ordinance has been updated to allow the City Council to exempt projects that provide affordable housing beyond that required through the inclusionary program.
3 Amend the Zoning Ordinance Map to designate zones of single-family, multi-family, and mixed use development, consistent with the General Plan Land Use Map.	<i>Accomplished</i>	The Zoning Ordinance map has been brought into consistency with General Plan land use designations.
4 Review and revise the Zoning Ordinance as necessary to encourage and provide for flexibility and variety in housing design, ownership, and living arrangements, including co-housing and shared housing.	<i>Accomplished</i>	The Zoning Ordinance has been amended so that it does not discriminate against alternative ownership arrangements and so that it specifically provides for mixed use and live-work housing types.
5 Amend the Zoning Ordinance to allow duplexes in the Low Density Residential zone, subject to use permit review.	<i>Accomplished</i>	The Zoning Ordinance has been amended to allow duplexes in the R-1 zone, subject to use permit review.
6 Amend the Zoning Ordinance to eliminate office and retail uses as being conditionally allowed in the Medium Density and High Density zones.	<i>Accomplished</i>	Offices and retail uses are no longer allowed in the Medium Density and High Density zoning districts.
7 Amend the Zoning Ordinance to add emergency shelters as a conditionally allowed use in the public and commercial zones; add transitional housing as a conditionally allowed use in specified residential zones.	<i>Ongoing</i>	The Zoning Ordinance is being updated to allow for emergency shelters and transitional housing as called for in the General Plan.
8 Work with Sonoma County and with Friends in Sonoma Helping (FISH) to establish an emergency shelter and accompanying management program in Sonoma Valley.	<i>Incomplete</i>	At the direction of the City Council, the City is working with a citizens committee (which includes representation from F.I.S.H.) to develop an emergency shelter within Sonoma Valley, in conjunction with accompanying support programs.

Implementation Program	Accomplished?	Notes
9 Investigate the feasibility of entering into a referral arrangement with COTS (Committee on the Shelterless) of Petaluma or some other similar agency in exchange for funding support, until local shelter facilities are developed.	<i>Incomplete</i>	The City has not entered into any arrangement with COTS and plays no role in homeless referrals. Although not conducted as a City program, local non-profit service providers coordinate with shelter providers throughout Sonoma County so that referral can be made when appropriate.
10 Amend the Zoning Ordinance to remove the age and affordability restrictions in the second unit ordinance.	<i>Accomplished</i>	The age and affordability restrictions on second units have been removed.
11 Work with Sonoma County, local farmers, and farmworker organizations to investigate the need for farmworker housing in Sonoma Valley and develop a program for providing it accordingly.	<i>Incomplete</i>	City staff has provided Vineyard Worker Services with information on potential sites within the City of Sonoma, but to date a successful site selection and acquisition has not been accomplished. As of this writing, the City has no programs in place or under development to provide for farmworker housing.
12 Establish an ordinance providing for density bonuses of no more than 25%, consistent with State law	<i>Accomplished</i>	The Zoning Ordinance has been amended to allow for density bonuses up to but not exceeding 25%.
13 Amend the Zoning Ordinance to establish both minimum and maximum density standards in each residential zoning district for new development.	<i>Accomplished</i>	Minimum and maximum density standards have been established for all urban density residential zoning districts.
14 Implement the mobile home rent control ordinance.	<i>Ongoing</i>	The City's Mobile Home Rent Review Board continues to implement mobile home rent control.
15 Support the continued implementation of the mobile home rehabilitation program.	<i>Accomplished/ Ongoing</i>	The City has used CDBG funds and the MCC program to provide for the rehabilitation of mobile homes.
16 Continue to aggressively seek available grant funding for affordable housing development, rehabilitation, and loans for first-time home-buyers.	<i>Ongoing</i>	The City has obtained funding from a variety of sources for the development of affordable housing and the preservation of existing units. These sources include the CDBG program, low-income housing tax credits, and mortgage credit certificates.
17 Continue to use the Community Development Agency (CDA) and its 20% affordable housing fund for the provision, preservation, and rehabilitation of affordable housing.	<i>Ongoing</i>	As required by law, the City uses a minimum 20% of its redevelopment tax increment for the provision of affordable housing.
18 Establish and administer fair housing policies in all housing developments in which the City participates.	<i>Ongoing</i>	The City complies with all applicable State and Federal fair housing policies in the administration of its affordable housing program.
19 Use the waiver of building permit and impact fees as an incentive for the development of affordable housing units.	<i>Ongoing</i>	The City uses redevelopment funds to pay for fee waivers for affordable units. Fee waivers are available to all designated affordable units, including inclusionary units.
20 Maintain an up-to-date inventory of vacant and under-utilized parcels within the city and its sphere of influence.	<i>Ongoing</i>	The City maintains an up-to-date inventory of vacant and underutilized parcels on its Geographic Information System.
21 Develop an ordinance restricting the conversion of rental housing developments of five or more units into condominiums.	<i>Accomplished</i>	The City's subdivision Ordinance restricts the conversion of existing rental units into condominiums.

Implementation Program	Accomplished?	Notes
22 Monitor at-risk affordable units and establish a program for their preservation or replacement.	<i>Incomplete</i>	While the City keeps track of at-risk affordable units, it does not have a program developed for their preservation or replacement.
23 Conduct a review of development procedures, regulations, and fees with the intent of eliminating or streamlining requirements when feasible and consistent with other adopted City policies.	<i>Ongoing</i>	As of 2001, the City is engaged in a comprehensive review of its planning, zoning and subdivision requirements.
24 Implement standards for energy and water conservation in all new development.	<i>Ongoing</i>	State energy and water conservation requirements are implemented through building permit plan check. In addition, the City has recently completed an updated of its low-water use landscaping ordinance.
25 Monitor the development of affordable units within Sonoma, whether produced through City programs or created by the housing market without the use of incentives or mandates.	<i>Incomplete</i>	The City tracks the development of affordable units produced through City programs (including the inclusionary requirement). However, the City has not identified a method to track affordable units that may be developed by the private sector, without City participation..
26 Disseminate information on fair housing laws and refer housing discrimination complaints to the State Department of Fair Employment and Housing or the Sonoma County Rental Information and Mediation Service, as applicable.	<i>Ongoing</i>	Information on fair housing laws and on rent mediation programs offered by Sonoma County is kept at the front counter at City Hall so that it can be provided to housing developers and to interested citizens.
27 Develop and implement a program to monitor the impact of the Growth Management Ordinance on the cost-effective provision of housing and pursue modifications to the ordinance necessary to avoid or minimize such impacts.	<i>Incomplete</i>	The City Council has amended Growth Management Ordinance to allow for the exemption of projects that include affordable units (on a case-by-case basis, at the discretion of the City Council). However, the impact of the Growth Management Ordinance on the cost-effective provision of housing, if any, has not been analyzed.
28 Report to the City Council annually on progress in meeting the City's housing goals.	<i>Ongoing</i>	As part of the annual report to the City Council on General Plan implementation, a report is made each year on progress towards meeting the City's housing goals.

Source: City of Sonoma Planning Division

ORGANIZATIONS CONSULTED

Becoming Independent
Burbank Housing Development Corporation
California Department of Finance
California Human Development Corporation (CHDP)
Catholic Charities
City of Sonoma Planning Division
Community Housing Development Corporation of Santa Rosa
Council on Aging
Friends in Sonoma Helping (FISH)
Fred Consulting Associates (MCC)
North Bay Regional Center
Oaks of Hebron
Senior Ombudsman's Office
Shelter Solutions
Sonoma County Community Development Commission
Sonoma County Housing Advocacy Group
Sonoma County Housing Authority
Sonoma County Mental Health Department
Sonoma County Task Force on Homelessness
Vineyard Worker Services
Vintage House Senior Center
Winter Armory Shelter, Santa Rosa

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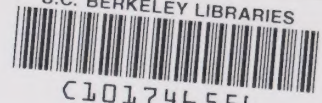
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